



AGENDA
CITY OF EL SEGUNDO
PLANNING COMMISSION
5:30 PM
CITY COUNCIL CHAMBER
350 MAIN STREET
EL SEGUNDO, CA 90245
AUGUST 14, 2025

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 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 July 24, 2025 Planning Commission Meeting Minutes**

Recommendation -

1. Approve July 24, 2025 Planning Commission Meeting Minutes.
2. Alternatively, discuss and take other action related to this item.

2. **Revision A to Environmental Assessment No. EA-1352 and Administrative Use Permit No. AUP 23-01 to Allow a Type 41 ABC License for the Sale of Beer and Wine for On-Site and Off-Site Consumption in Conjunction with a New Restaurant Within an Existing Retail Establishment (Blum Wine and Flowers) Located at 150 South Pacific Coast Highway, Unit E.**

Recommendation -

1. Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1352 Revision A and Administrative Use Permit No. AUP 23-01 Revision A.
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 ex-emotion (Existing Facilities).
3. Alternatively, discuss and take other action related to this item.

B. PUBLIC HEARINGS

3. **Conditional Use Permit to Allow the Sale of Beer for On-site Consumption, and Private Recreational Events at a Members-only Fitness Studio (Golf Studio Club), Including an Outdoor Patio Area, at 2201 E. Park Place, Suite 200. (Environmental Assessment No. EA-1376 and Conditional Use Permit No. CUP 24-01).**

Recommendation -

1. Adopt Resolution No. 2969, conditionally approving Environmental

Assessment No. EA-1376 and Conditional Use Permit No. 24-01.

2. Find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures).
3. Alternatively, discuss and take other action related to this item.

C. NEW BUSINESS

4. South Bay Cities Council of Governments (SBCCOG) Presentation on the City's Climate Action Plan and its 2019-2020 Greenhouse Gas Inventory.

Recommendation -

1. Receive and File the South Bay Cities Council of Governments (SBCCOG) Presentation on the City's Climate Action Plan and its 2019-2020 Greenhouse Gas Inventory.

D. UNFINISHED BUSINESS

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR

F. REPORTS - COMMISSIONERS

G. REPORTS – CITY ATTORNEY

ADJOURNMENT

POSTED:

DATE: August 8, 2025

TIME: 3:30 P.M.

BY: Jazmin Farias, Assistant Planner



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

July 24, 2025

CALL TO ORDER

Chair Maggay called the meeting to order at 5:31 p.m.

ROLL CALL

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

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: David King, City Attorney
Also present: Paul Samaras, AICP, Principal Planner
Also present: Jazmin Farias, Assistant Planner
Also present: Cristina Reveles, Senior Management Analyst

PLEDGE OF ALLEGIANCE

Chair Maggay led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

1. Approval of Planning Commission Meeting Minutes:

- July 10, 2025

MOTION: Approve the minutes.

Moved by Vice Chair Inga, second by Commissioner McCaverty.

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

Ayes: Maggay, Inga, Christian, and McCaverty

B. NEW PUBLIC HEARINGS

2. An Ordinance Amending the Smoky Hollow Specific Plan Permitted Uses and Definitions Related to Incubator and Innovative Start-Up Uses. (Environmental Assessment No. EA-1374 and Specific Plan Amendment No. SPA 24-03).

Principal Planner Paul Samaras presented a brief presentation regarding the proposed Smoky Hollow Specific Plan amendment for permitted uses and definitions related to incubator and innovative start-up uses.

- Commissioner discussion ensued regarding the proposed definitions, permitted uses in relation to incubator and innovative start-up uses, and how the amendment would be communicated to start-ups.
- Staff explained that communication would be carried out through City meetings, the local newspaper, and the City's website. Additionally, the Economic Development Department would take further steps to engage with community members interested in the innovation and startup industry.

Chair Maggay opened the public hearing.

- None

Chair Maggay closed the public hearing.

- Commissioner McCaverty expressed concerns regarding potential impacts of raw materials on the community and uncertainty of the industry.
- Planning Manager Eduardo Schonborn noted that the amendment is structured so that if a use includes raw materials, then it is a trigger that may require an AUP or CUP, which would come before the Planning Commission as a receive and file or as a public hearing, affording the Commission the ability to review the use in more detail.
- Community Development Director Michael Allen noted that this is an important topic for discussion during the Land Use Element update, particularly in clarifying the intent, purpose, and overall goals the city aims to achieve for the community

MOTION: Adopt Resolution No. 2965, recommending City Council adopt an Ordinance amending the Smoky Hollow Specific Plan permitted uses, development standards, and definition for incubator/innovative start-up uses.

Moved by Vice Chair Inga, second by Commissioner Christian.

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

Ayes: Maggay, Inga, Christian, and McCaverty

C. NEW BUSINESS

None.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

- Planning Manager Eduardo Schonborn shared that there will be a Land Use Element workshop/community meeting on August 13, 2025.

F. REPORTS – PLANNING COMMISSIONERS

- Commissioner McCaverty provided a brief update regarding the major events committee. She stated that they are looking for ways the city could engage during the World Cup and possible Olympics in the future.
- Commissioners welcomed City Attorney.

G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 6:00 p.m.
The next meeting is scheduled for August 14, 2025 at 5:30 p.m.

Michael Allen, Community Development Director

Kevin Maggay, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: August 14, 2025

Agenda Heading: CONSENT

Item Number: A.2

TITLE:

Revision A to Environmental Assessment No. EA-1352 and Administrative Use Permit No. AUP 23-01 to Allow a Type 41 ABC License for the Sale of Beer and Wine for On-Site and Off-Site Consumption in Conjunction with a New Restaurant Within an Existing Retail Establishment (Blum Wine and Flowers) Located at 150 South Pacific Coast Highway, Unit E.

RECOMMENDATION:

1. Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1352 Revision A and Administrative Use Permit No. AUP 23-01 Revision A.
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 ex-emotion (Existing Facilities).
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On December 8, 2023 the Community Development Director conditionally approved the Administrative Use Permit (AUP) No. 23-01, authorizing the pairing of flower sales with the off-sale of wine for off-site consumption (Type 20 ABC License) at the retail establishment (Blum Wine and Flowers) located at 150 South Pacific Coast Highway, Unit E. The Planning Commission received and filed the Director's conditional approval on December 14, 2023.

On June 27, 2025, the applicant, Yulia Rhode, submitted a request to amend the AUP to modify the hours of operation and expand alcohol service at the establishment. The

Revision A to Environmental Assessment No. EA-1352 and Administrative Use Permit No. AUP 23-01
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proposed hours of operation are Sunday through Wednesday 10:00 a.m. to 6:00 p.m. and Thursday through Saturday 10:00 a.m. to 8:00 p.m. The request also includes authorizing a Type 41 ABC License to allow the on-site sale of beer and wine in conjunction with food service, while retaining the existing Type 20 ABC License for off-site wine sales.

On August 8, 2025, the Community Development Director approved the Administrative Use Permit amendment, permitting the expanded hours of operation and the addition of restaurant use with on-site sale of beer and wine for on-site consumption (Type 41 ABC License) at Blum Wine and Flowers, subject to the conditions of approval provided in Attachment 1.

DISCUSSION:

Quasi-Judicial Action

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 right 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 hazardous have been recognized and compensated for.*
5. *The State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.*

Summarized below, the Director found that the proposed facility satisfied these findings.

Administrative Use Permit

**Revision A to Environmental Assessment No. EA-1352 and Administrative Use
Permit No. AUP 23-01
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The Director has determined that the findings listed above can be made to support approval of the AUP, authorizing expanded hours of operation and the addition of restaurant use with on-site sale of beer and wine for on-site consumption (Type 41 ABC License) at the existing retail establishment. The project site is located in the C-3 (General Commercial) Zone, where both restaurant and retail uses are permitted by right. Blum Wine and Flowers is situated within the North Village commercial center, an integrated shopping center that serves the City and surrounding area with a mixture of community-serving retail, restaurant and other commercial service uses in an integrated shopping center. The business currently operates as a flower boutique with ancillary wine sales under a Type 20 ABC License, which allows for off-sale of wine when paired with flower purchases. Through this approved modification, the establishment will expand to include a restaurant component offering on-site sale of beer and wine in conjunction with food service, consistent with the requirements of the State Department of Alcohol Beverage Control. This hybrid model enhances the existing retail experience and aligns with the intent of the C-3 zone, which encourages diverse and complementary commercial uses. The integration of retail and restaurant services within a single space remains compatible with surrounding land uses and supports the continued vitality of the commercial center.

The Director concluded that the project is appropriate for the location and will not operate in a way that will create unwanted impacts. The approval includes conditions that protect the City and surrounding users from potentially negative impacts, and any subsequent modifications to the floor plan and areas where wine will be displayed is subjected to review and approval by the Community Development Director. The conditions, findings of approval, and environmental assessment are provided in Attachment 1. To ensure the establishment does not become a bar or "liquor store" and operates as a retail and restaurant establishment, conditions are included that prohibit the individual sale of beer or wine without the accompaniment of flowers or food service. Staff recommends 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 "receive and file."

Environmental Review

The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities) as it involves minor interior alterations and a change in licensing (addition of a Type 41 ABC License) for the sale of beer and wine for on-site consumption within an existing 1,233 square-foot commercial tenant space, with no expansion of the existing structure.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

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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:

Jazmin Farias, Planning Technician

REVIEWED BY:

Eduardo Schonborn, AICP, Community Development Director

APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. EA-1352 Revision A Decision Letter
2. Plans



City of El Segundo

Planning Division

August 8, 2025

Yulia Rhode
10 Arbolado Ct
Manhattan Beach, CA 90266

Subject: Environmental Assessment No. EA-1352 Revision A and Administrative Use Permit No. AUP 23-01 Revision A
Address: 150 South Pacific Coast Highway, Unit E El Segundo, CA 90245

Dear Yulia Rhode:

Your request to amend Administrative Use Permit AUP 23-01 to modify the hours of operation and expand alcohol service at Blum Wine and Flowers is APPROVED in accordance with El Segundo Municipal Code Section 15-22-5M, and subject to the conditions of approval contained in the attached Exhibit B. The approved AUP amendment authorizes the 1,233 square-foot retail establishment and new restaurant located at 150 South Pacific Coast Highway, Unit E, to operate during the following hours:

- Sunday through Wednesday: 10:00 a.m. to 6:00 p.m.
- Thursday through Saturday: 10:00 a.m. to 8:00 p.m.

Additionally, the amendment permits the new restaurant to operate under a Type 41 ABC License ("On-Sale Beer and Wine – Eating Place"), allowing the sale and on-site consumption of beer and wine within the existing tenant space (Blum Wine and Flowers). The business will also retain its existing Type 20 ABC License, which permits off-site sales of wine. The associated environmental determination and findings supporting the decision are described in Exhibit A.

This determination is scheduled to be "received and filed" by Planning Commission at the August 14, 2025 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 Jazmin Farias at (310) 524-2342, or via email at jfarias@elsegundo.org.

Prepared by:

Handwritten signature of Eduardo Schonborn, with "FOR ES." written below it.

Eduardo Schonborn, AICP
Planning Manager

Approved by:

Handwritten signature of Michael Allen.

Michael Allen, AICP
Community Development Director

Exhibit A
Environmental Determination and Required Findings

Environmental Assessment 1352 Revision A:

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities) as it involves minor interior alterations and a change in licensing (addition of a Type 41 ABC License) for the sale of beer and wine for on-site consumption within an existing 1,233 square-foot commercial tenant space, with no expansion of the existing structure.

Administrative Use Permit 23-01 Revision A:

As required by El Segundo Municipal Code Section 15-22-3 the following are the facts in support of each finding for this decision:

Finding 1:

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

Facts in Support of Finding 1:

The project is located in the C-3 General Commercial zone, where restaurants are permitted by right and the on-site sale of beer and wine for on-site consumption is allowed subject to an Administrative Use Permit. The restaurant and associated on-site sale of beer and wine for on-site consumption is a new amenity to the existing flower and wine boutique that is situated within an existing commercial center that includes retail, general office, medical office, and other restaurant uses. The integration of a restaurant within the existing retail store is compatible with the surrounding commercial uses and consistent with the intent of the C-3 zone, which encourages a mix of complementary uses. The restaurant contributes to the diversity of commercial uses in the area and is enhanced by the on-site sale of beer and wine for on-site consumption. Further the proposal offers an opportunity to pair food service with the sale of beer and wine as an ancillary component to the dining experience, which is compatible with existing uses in the surrounding area because the C-3 General Commercial zone is developed with other similar uses that provide this typical use and ancillary service. Lastly, the proposal does not affect abutting and surrounding land uses as the general area is developed with a golf course to the south, the refinery to the west, and Southern California Edison transmission lines and towers to the east.

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 subject property is located in the C-3 (General Commercial) zone, which is intended to "provide for the development of commercial establishments that serve a broad cross section of the City and surrounding area." The project site is part of an integrated shopping center, where both retail and restaurant uses are common and permitted. The proposed on-site sale of beer and wine as part of the restaurant, along with the existing off-site wine sales and flower pairing service, is consistent with the range of uses allowed in the C-3 zone, including retail, general office, medical office, and restaurant uses. The integration of a restaurant within an

existing retail space supports a vibrant, community serving environment and reflects a land use pattern similar to other mixed-use commercial establishments in the area. Alcohol service is ancillary to the primary restaurant use and contributes to the economic vitality of the business and the commercial center by diversifying available amenities and supporting continued service to the broader community.

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:

The pairing of food with the on-sale of beer and wine for on-site consumption will be within an existing tenant space in a commercial building for an existing retail tenant (Blum Winde and Flowers). The establishment hours of operation are limited to Sunday through Wednesday 10:00 a.m. to 6:00 p.m. and Thursday through Saturday 10:00 a.m. to 8:00 p.m. The establishment will continue to offer the off-sale of wine for off-site consumption. The off-sale of wine only sales continues to be prohibited, and all wine sales must be paired with flowers. The on-site sale of beer and wine for on-site consumption must be paired with food service, consistent with applicable regulations. Furthermore, several conditions of approval have been imposed to ensure that the combined restaurant and flower boutique operate in a manner that avoids adverse impacts on adjacent properties. With the conditions of approval, the use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Finding 4:

Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

Facts in Support of Finding 4:

The on-sale of beer and wine for on-site consumption will not create any new impacts that would not be normally associated with the operation of a restaurant. The proposed hours of operation and the pairing of food service with the on-sale of beer and wine and the location of the proposed restaurant is in a commercial and industrial zone that is not adjacent to any residential uses, thereby minimizing impacts on surrounding uses.

Further, the hours of operation and the pairing of flower sales with off-sale of wine is limited to Sunday through Wednesday 10:00 a.m. to 6:00 p.m. and Thursday through Saturday 10:00 a.m. to 8:00 p.m. Wine sales for off-site consumption must be paired with flowers, and wine-only sale is not permitted. All on-site beer and wine sale and consumption must be paired with food service. Appropriate conditions are included so the business operates as a retail and restaurant establishment and prevent it from becoming a "liquor store" or bar.

Lastly, the minimum number of required parking spaces for the commercial center is ##, which includes the proposed restaurant and retail establishment. Since a total of 97 parking spaces are provided onsite, there is sufficient parking to accommodate all uses in the commercial center, thereby minimizing parking impacts on surrounding uses.

Finding 5:

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

Facts in Support of Finding 5:

The City expects the applicant will obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for the on-site sale of beer and wine for on-site consumption (Type 41 ABC License). In the event the Applicant does not receive such approval by August 14, 2026, the City's approval will become null (Condition No. 12).

Exhibit B
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Yulia Rhode (“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 23-01 Revision A (“Project Conditions”):

Planning

1. This approval authorizes a flower retail establishment at 150 South Pacific Coast Highway, Unit E (Blum Wine and Flowers), to operate under a State of California Department of Alcoholic Beverage Control Type 20 License for the off-site sale of beer and wine and authorizes the restaurant to operate under a Type 41 license, permitting the on-site sale and on-site consumption of beer and wine within the existing tenant space. *[Condition modified by the Director at the approval of Revision A on August 8, 2025.]*

2. The restaurant, flower and wine retail store shall consist of one tenant space described as follows:

Tenant Space (Unit E): A 1,233 gross square-foot tenant space located on the south side of a single-story commercial shopping center. Tenant Space (Unit E) includes a 321 square-foot retail area, 132 square-foot indoor dining area, 51 square-foot outdoor dining area, 64 square-foot flower service area, a 86 square-foot new kitchen/prep area, and a 194 square-foot storage area. *[Condition modified by the Director at the approval of Revision A on August 8, 2025.]*

3. The retail store hours of operation and the pairing of flower sales with off-sale of wine for off-site consumption, shall be limited to Sunday through Wednesday 10:00 a.m. to 6:00 p.m. and Thursday through Saturday 10:00 a.m. to 8:00 p.m. Any change to the hours is subject to review and approval by the Community Development Director. *[Condition modified by the Director at the approval of Revision A on August 8, 2025.]*

4. The restaurant dining hours of operation and the sale of beer and wine for on-site consumption shall be limited to Sunday through Wednesday 10:00 a.m. to 6:00 p.m. and Thursday through Saturday 10:00 a.m. to 8:00 p.m. Food must be available for the indoor and outdoor dining areas during the hours alcohol is sold. Any change to the hours is subject to review and approval by the Community Development Director. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*

5. The indoor display of wine and off-sale of wine for off-site consumption is allowed and must be paired with the sale of flowers within the interior 321 square-foot retail space of Unit E as described above. Any alteration to the interior wine display area, wine sales area, and or increase to the floor plan where wine will be displayed is subject to review and approval by the Community Development Director. *[Condition modified by the Director at the approval of Revision A on August 8, 2025.]*

6. The individual sale of only beer or wine for off-site consumption is prohibited. All sales of beer or wine for off-site consumption shall be concurrent with the sale of flowers *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
7. The individual sale of only beer or wine for on-site consumption is prohibited. All sales of beer or wine for on-site consumption shall accompany food service. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
8. 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.
9. The Community Development Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may be cause to schedule a hearing before the Planning Commission regarding the status of the administrative use permit.
10. Any subsequent modification to the type of retail store and restaurant, alter of business, change of use, and change of occupancy shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification. *[Condition modified by the Director at the approval of Revision A on August 8, 2025.]*
11. 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.*
12. If the applicant offers delivery services for sales that include the pairing of flowers and off-sale of wine; 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.*
13. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for the on-site sale of beer and wine for on-site consumption. If the Applicant does not receive such approval by August 14, 2026 the City's approval shall be null since the sale of beer and wine is not permitted in the absence of a valid ABC license. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
14. 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.
15. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products.

16. The flower retail store and restaurant shall not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC. [*Condition modified by the Director at the approval of Revision A on August 8, 2025.*]
17. The flower retail store, the associated indoor display area, the restaurant and associated outdoor seating shall comply with the California Building and Fire Code requirements, as adopted by the ESMC. [*Condition modified by the Director at the approval of Revision A on August 8, 2025.*]
18. No entertainment or dancing is permitted without prior approval pursuant to Title 4, Chapter 8 of the ESMC. [*Condition added by the Director at the approval of Revision A on August 8, 2025.*]
19. No amplified sound is permitted without prior approval pursuant to Title 4, Chapter 8 of the ESMC. [*Condition added by the Director at the approval of Revision A on August 8, 2025.*]
20. The applicant shall obtain the necessary permits and approval from the City for any special events occurring on the premises.
21. All employees serving beer and wine to patrons must enroll in and complete a certified training program approved by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.
22. The licensee must have readily identified personnel to monitor and control the behavior of customers inside the building premises. Staff must monitor activity outside in the parking lot and any adjacent property under the establishment's control to ensure the areas are generally free of people.
23. 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-1352 Revision A or Administrative Use Permit No. AUP 23-01 Revision A. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1352 Revision A or Administrative Use Permit No. AUP 23-01 Revision A, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.
24. Yulia Rhode shall acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.
25. If the Administrative Use Permit privileges granted under EA-1352 Revision A and AUP 23-01 Revision A 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 extension is filed with the Planning Division and

referred to the Community Development Director for approval. Otherwise, an Administrative Use Permit revision must be applied for and shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.

Police

26. The pairing of flower sales with off-sale and delivery of wine beverages for off-site consumption must be limited to hours determined by the City and must be in conjunction with flower sales. Any modifications to these hours of operation will require review and consideration by the Police Department and the Community Development Director.
27. The off-sale of wine for off-site consumption shall be incidental to the sale of flowers and shall be for off-site consumption only per ABC regulations.
28. The on-site sale of beer and wine for on-site consumption must be paired with food per ABC regulations. [*Condition added by the Director at the approval of Revision A on August 8, 2025.*]
29. All patrons who appear under the age of 30 shall be required to show some form of identification or they will not be sold wine in conjunction with flowers. 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

All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or ID scanning machine, or other electronic device as approved by the Police Department.

30. 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.
31. There shall be no promotions encouraging intoxication or drinking contests or advertisements indicating "Buy one drink, get one free," "Two for the price of one," "All you can drink for ...," or similar language. [*Condition added by the Director at the approval of Revision A on August 8, 2025.*]
32. There shall be no "stacking" of drinks, i.e., more than one drink at a time, to a single patron. [*Condition added by the Director at the approval of Revision A on August 8, 2025.*]

33. 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.
34. 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.
35. Licensee(s) shall not require an admission charge or a cover charge for general admittance. There shall be no requirement to purchase a minimum number of drinks. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
36. Lines to enter the establishment shall not encroach into any parking or driveway areas and are to be maintained in an orderly fashion. Persons are to not loiter about the exterior of the facility. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
37. Aisles and hallways shall be kept clear in order to allow patrons to move freely within the licensed premises. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
38. There shall be no dancing or live entertainment.
39. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
40. The restaurant operator shall retain full control of all events with the subject premises. No premises may be sublet to an independent promoter for any purpose. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
41. Applicant shall not establish a formal bar designated for the consumption of alcoholic beverages.
42. No booth or group seating shall be installed which completely prohibits observation of the occupants.
43. Patrons who appear obviously intoxicated shall not be sold any alcoholic beverages.
44. There shall be a Designated Driver Program, that provides an incentive to the person not drinking alcoholic beverages, who is in a group of three or more, to be the designated driver for that group of patrons. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
45. There shall be a taxi or ride sharing ride program where the establishment will offer to call a ride for patrons when it seems appropriate. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
46. Except in case of emergency, the licensee shall not permit its patrons to enter or exit the licensed premises through any entrance/exit other than the primary entrance/exit,

excluding entrances/exits to/from patio areas. Steps shall be taken by the licensee to discourage unauthorized exiting such as special locking devices or staff at the doors. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*

47. 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. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
48. An incident log shall be maintained at the licensed premises on a continual basis with at least one year of entries and be readily available for inspection by a police officer. The log is for recording any physical altercations, injuries, and objectionable conditions that constitute a nuisance occurring in, on, or at the licensed premises, including the immediately adjacent area that is owned, leased, or rented by the licensee. The log will indicate date, time, description of incident, and action taken. "Objectionable conditions that constitute a nuisance" means disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, or excessive loud noise. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
49. The business owner shall install and maintain a closed-circuit television system capable of readily identifying facial features, and stature of all patrons entering the establishment. Cameras are to be color and record, including keeping a minimum 30-day library of events, which shall be available for downloading and inspection by the Police Department. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
50. Parking lot lights shall remain on for one hour after the close of business.
51. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall, at all times, maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to Alcohol Beverage Control on demand.
52. A file containing the names and dates of employment of every person who serves alcoholic beverages for consumption by patrons on the licensed premises and every manager, which file shall also include a copy of each person's certificate of completion of the Department of Alcohol Beverage Control L.E.A.D. course (Licensee Education on Alcohol and Drugs). Upon request, said file shall be made available for review to representative of the Police Department. New employees will have 60 days from date of employment to obtain L.E.A.D. certification, or a police department approved alternative training course meeting the objectives of L.E.A.D. training. *[Condition added by the Director at the approval of Revision A on August 8, 2025.]*
53. If an outside promoter is utilized for providing entertainment after midnight, the Chief of Police shall be notified at least three (3) days in advance of the promoter's name

and proposed entertainment. [*Condition added by the Director at the approval of Revision A on August 8, 2025.*]

54. The owner or manager of the licensed premises shall notify the Chief of Police at least three (3) days in advance of a special promotion or special event scheduled at the licensed premises. [*Condition added by the Director at the approval of Revision A on August 8, 2025.*]
55. 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.
56. Conditions approved under an Administrative Use Permit shall be visibly posted in an area accessible to the public along with the City of El Segundo business license.
57. The Administrative Use Permit may be revoked if the business is convicted of selling wine to a minor.
58. The 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 Yulia Rhode and all successors and assigns to the property at 150 South Pacific Coast Highway, Unit E, El Segundo, CA 90245 until superseded by another approval letter or rescinded.

Yulia Rhode (Applicant)



FE DESIGN & CONSULTING

327 E. 2ND ST. #222 LOS ANGELES CALIFORNIA 90012

DESIGN AND EXPEDITING
 FE DESIGN & CONSULTING
 LAUREN BADALIAN
 (213) 545-7768
 LAUREN@FEDESIGNANDCONSULTING.COM

OPERATOR/APPLICANT
 BLUM WINES AND FLOWERS
 JULIA BLYUM
 (213)-298-8839
 BLYUM.JULIA@GMAIL.COM

PROPERTY OWNER
 MIKE BRENT
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PROJECT INFORMATION

BLUM WINE AND FLOWERS

150 S PACIFIC COAST HWY.
 UNIT #E
 EL SEGUNDO, CA 90245

SUBMITTALS

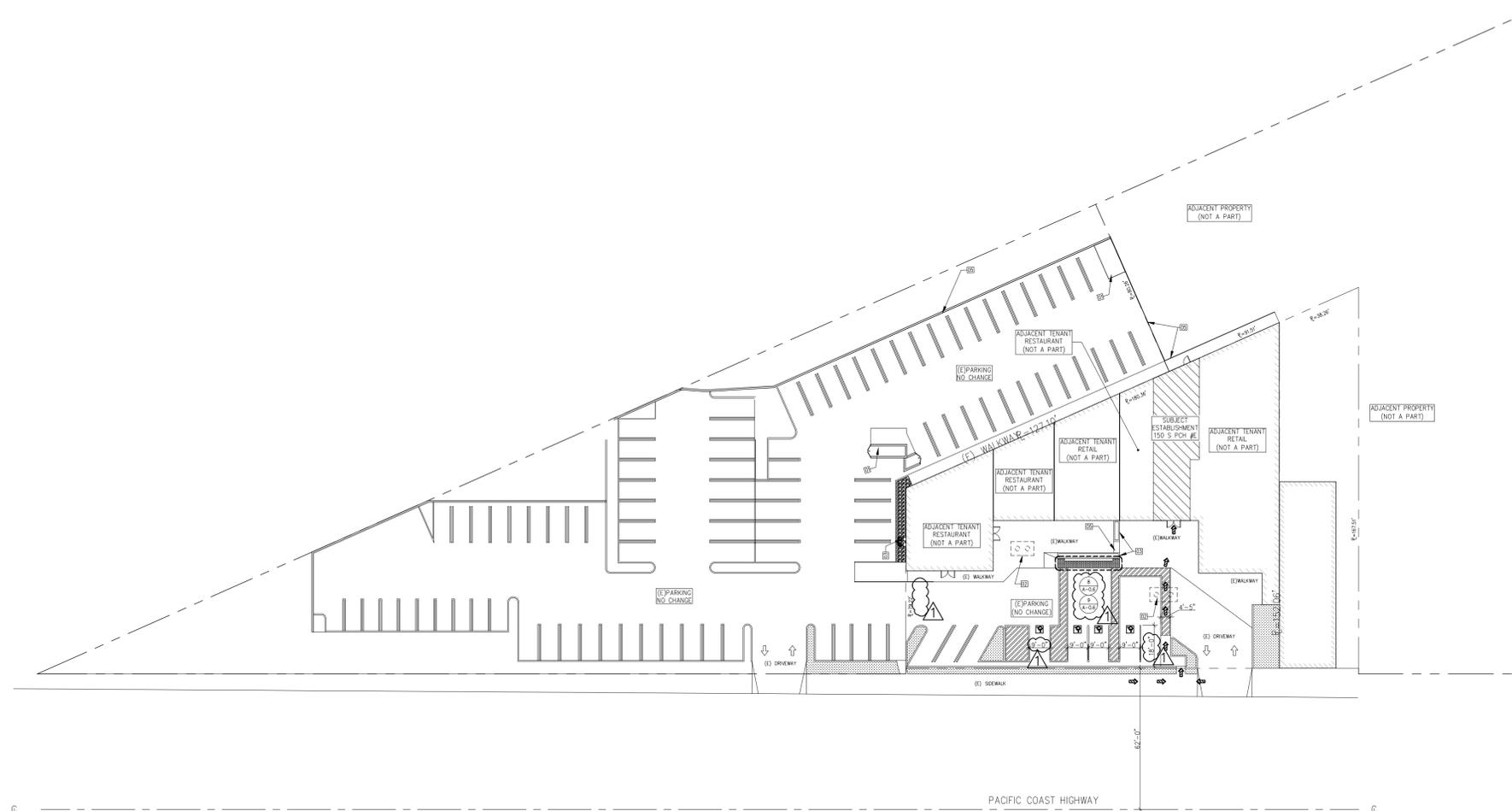
DATE	DESCRIPTION
6/27/2025	CORRECTIONS
4/28/2025	CORRECTIONS
4/03/2025	SUBMITTAL
4/01/2025	DESIGN DEVELOPMENT
2/26/2025	AS-BUILT

SHEET NAME

COVER

SHEET NUMBER

A-0.0



SITE PLAN
 SCALE 1/32" = 1'-0"

WORK DESCRIPTION
 ADD A FULL-SERVICE RESTAURANT USE TO AN EXISTING 1,168 SQ.FT. RETAIL FLOWER SHOP. (N) USE IS RETAIL AND RESTAURANT; SCOPE OF WORK INCLUDES (N) 88 SQ.FT. WASH AREA, (N) 74 SQ.FT. CUSTOMER SEATING AREA AND (N) 51 SQ.FT. OUTDOOR SEATING AREA.

LEGAL INFORMATION
PROPERTY BOUNDARY DESCRIPTION
 SUB OF PART OF SAUSAL REDONDO RANCHO*POR OF NW 1/4 OF SEC 18 T 3S R 14W

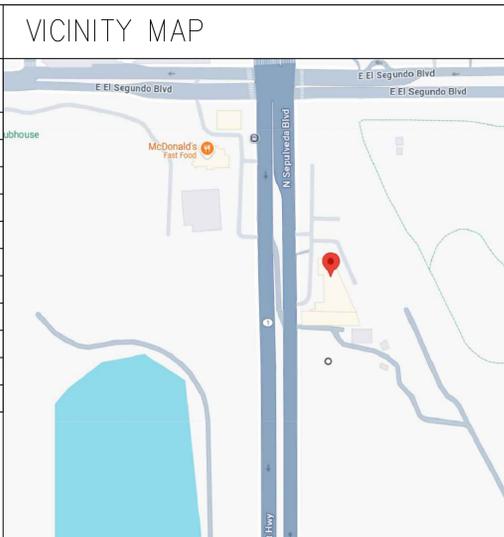
GENERAL NOTES

- 1) ACCESSIBLE ROUTE TO BE 5% MAXIMUM RUNNING SLOPE WITH 2% MAXIMUM CROSS SLOPE PER CBC 11B-403.3. ACCESSIBLE ROUTE TO BE AT LEAST 48" IN WIDTH.
- 2) ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING, FIRE, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY CODE AND GREEN BUILDING CODE.

SHEET INDEX

SHEET NO.	SHEET NAME
A-0.0	COVER & SITE PLAN
A-0.1	GENERAL NOTES AND ABBREVIATION
A-0.1b	GENERAL NOTES
A-0.2	ACCESSIBLE NOTES
A-0.3	ACCESSIBLE NOTES
A-0.4	ACCESSIBLE DIAGRAMS
A-0.5	ACCESSIBLE DIAGRAMS
A-0.6	ACCESSIBLE DIAGRAMS
A-1.0	EXISTING PLAN
A-2.0	PROPOSED FLOOR PLAN
A-4.0	DETAILS

E-1: General Notes
 E-2: Panel Schedule, Single Line Diagram, and Service Elevation
 E-3: Power and Equipment Schedule
 E-4: Lighting Plan and Emergency Lighting
 P-1.0: Plumbing Notes, Legend, and Schedules
 P-1.1: Plumbing Notes, Legend, and Schedules
 P-2.0: Plumbing Floor Plan
 P-3.0: Plumbing Riser Diagrams
 P-4.0: Plumbing Details
 P-4.1: Plumbing Title 24 Compliance Forms
 P-4.2: Plumbing Title 24 Compliance Forms
 P-5.0: Plumbing Specifications



PROJECT INFORMATION

APPLICABLE CODE : LABC 2023
 : CBC 2022
 : CPC 2022
 : CFC 2022
 : CMC 2022
 : CEC 2022

OCCUPANCY TYPE : B
 CONSTRUCTION : V-B
 STORY : 1
 PARKING : NO CHANGE
 TOTAL SQUARE FOOTAGE : 1,168
 TOTAL OCCUPANT LOAD : 28
 HOURS OF OPERATION : SUN-MON, 11AM-5PM
 : TUES-THURS 10AM-6PM
 : FRI-SAT 10AM-7PM

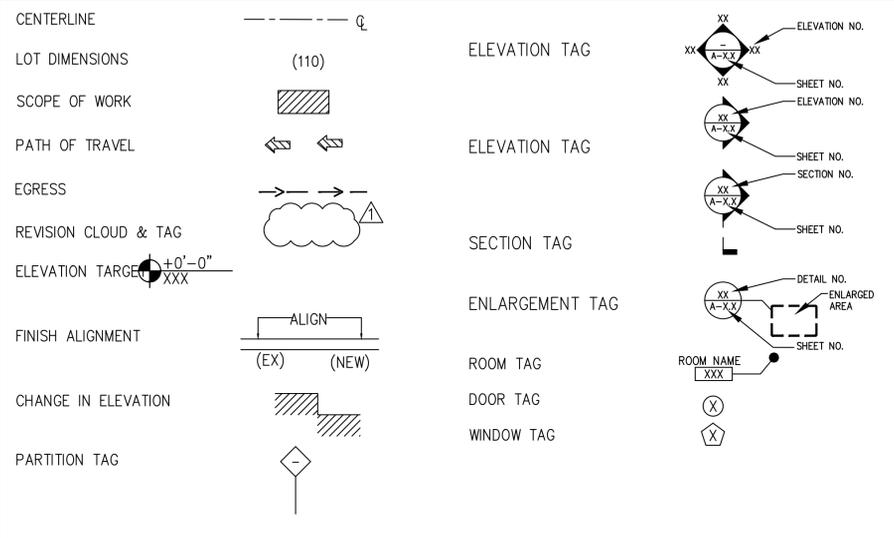
FIRE SPRINKLERED : NO

KEYNOTES

(E) TRASH AREA
 GREASE INTERCEPTOR
 PLANTER BOX

 STEP

LEGENDS & SYMBOLS



ABBREVIATIONS

AT	ACOUSTIC CEILING TILE	GA.	GAUGE
A.C.T.	ACOVE FINISHED FLOOR	GL.	GLASS
A.F.F.	ARCHITECTURAL APPROXIMATELY	GYP.	GYPSUM
ARCH.	ARCHITECTURAL	H.C.	HOLLOW CORE
APPROX.	APPROXIMATELY	HDW.	HARDWARE
BM.	BEAM	HORZ.	HORIZONTAL
BOT.	BOTTOM	HT.	HEIGHT
BUILD.	BUILDING	HR.	HOOR
CAB.	CABINET	I.A.	INSIDE DIMENSION
CLG.	CEILING	INT.	INTERIOR
CLR.	CLEAR	LAM.	LAMINATE
COL.	COLUMN	MFR.	MANUFACTURER
CONC.	CONCRETE	MECH.	MECHANICAL
CONN.	CONNECTION	MTL.	METAL
CONSTR.	CONSTRUCTION	MIN.	MINIMUM
CONT.	CONTINUOUS	MTD.	MOUNTED
CORR.	CORRIDOR	(N)	NEW
CNTR.	COUNTER	N.I.C.	NOT IN CONTRACT
DBL.	DOUBLE	N.T.S	NOT TO SCALE
DEPT.	DEPARTMENT	NO.	NUMBER
DET.	DETAIL	OFF.	OFFICE
DIA.	DIAMETER	O.C.	ON CENTER
DISP.	DISPENSER	OPNG.	OPENING
DIM.	DIMENSION	O.A.	OVERALL
DN.	DOWN	O.D.	OUTSIDE DIMENSION
DWR.	DRAWER	PLAS.	PLASTER
DWG.	DRAWING	P.LAM	PLASTIC LAMINATE
DTL.	DETAIL	P.	PLYWOOD
(E)	EXISTING	REF.	REFERENCE
EA.	EACH	REQ.	REQUIRED
ELEC.	ELECTRICAL	RM.	ROOM
ELEV.	ELEVATOR	SCHD.	SCHEDULE
EQ.	EQUAL	SECT.	SECTION
EQUIP.	EQUIPMENT	SHT.	SHEET
EXST.	EXISTING	SIM.	SIMILAR
EXT.	EXTERIOR	SS	STAINLESS STEEL
F.O.F.	FACE OF FINISH	STOR.	STORAGE
F.O.S.	FACE OF STUD	STRUC.	STRUCTURAL
FIN.	FINISH	THK.	THICK
FT.	FEET / FOOT	TYP.	TYPICAL
F.E.	FIRE EXTINGUISHER	U.N.O.	UNLESS OTHERWISE NOTED
F.H.C.	FIRE HOSE CABINET	VERT.	VERTICAL
FLUOR.	FLUORESCENT	W/	WITH
FURR.	FURRING	W/O	WITHOUT
GALV.	GALVANIZED		

BUILDING CODE

GENERAL REQUIREMENTS

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.” (PER ORDINANCE 170, 158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) (SEPARATE PLUMBING PERMIT IS REQUIRED).

C. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

D. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

MEANS OF EGRESS

A. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

B. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX)

C. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

D. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1013.3)

E. EXIT SIGN SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1013.6.3)

F. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.1.9.3 FOR EXCEPTIONS.

G. DOOR HANDLES, LOCK AND OTHER OPERATION DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR

H. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.

I. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 – 1010.1.9.12

J. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

K. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT WALKING SURFACE

L. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATED THE FOLLOWING AREAS:

I) AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE EXITS.

II) CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGeways IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;

III) EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

IV) INTERIOR EXIT DISCHARGE ELEMENT, AS PERMITTED INSPECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

V) EXTERIOR LANDINGS, AS REQUIRED BE SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

M. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES. UNIT EQUIPMENT OR ON – SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

N. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLES (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM- TO –MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

INTERIOR ENVIRONMENT

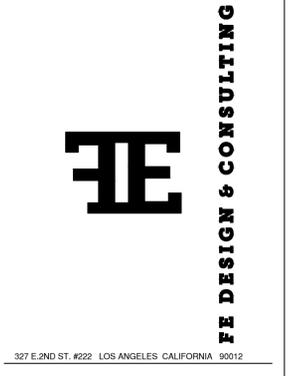
WALLS WITHIN 2 FEET (610MM) OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON- ABSORBENT SURFACE TO A HEIGHT OF 4 FEET (1219MM), AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (1210.2.2)

CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1178, C1288 OR C1325 SHALL BE USED AS ABASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALL WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTIO 2506.1

A. OVER VAPOR RETARDER.

B. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS.

C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR 1/2 INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.



DESIGN AND EXPEDITING
FE DESIGN & CONSULTING
LAUREN BADALIAN
(213)-545-7768
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PROJECT INFORMATION

BLUM WINE AND FLOWERS

150 S PACIFIC COAST HWY.
UNIT #E
EL SEGUNDO, CA 90245

SUBMITTALS

DATE	DESCRIPTION
6/27/2025	CORRECTIONS
4/28/2025	CORRECTIONS
4/03/2025	SUBMITTAL
4/01/2025	DESIGN DEVELOPMENT
2/26/2025	AS-BUILT

SHEET NAME

GENERAL NOTES

SHEET NUMBER

A-01

150 PACIFIC COAST HIGHWAY EL SEGUNDO, CALIFORNIA 90245

GENERAL NOTES

- THESE NOTES ARE APPLIED TO THE DESIGN PROJECT UNLESS THERE ARE SPECIFIC INDICATORS TO THE CONTRARY.
- CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE APPLICABLE BUILDING CODES. THE OWNER SHALL VERIFY EXCEPT WHERE OTHER CODES OR THE FOLLOWING NOTES ARE MORE RESTRICTIVE.
- STRUCTURAL DIMENSIONS CONTROLLED BY OR RELATED TO MECHANICAL AND/OR ELECTRICAL EQUIPMENT SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- STRUCTURAL HAVE BEEN DESIGNED FOR OPERATIONAL LOADS ON COMPLETED STRUCTURES. BURST CONSTRUCTION, STRUCTURES AND PARTS OF THE STRUCTURE SHALL BE PROTECTED AND/OR SUPPORTED BY BRACING AND SHORING UNDER CONDITIONS WHERE EXCESSIVE LOADING OCCURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY. SITE REVIEW OF THE CONSTRUCTION BY THE ARCHITECT OR ENGINEER, IF ANY, IS TO BE DONE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. IT DOES NOT CONSTITUTE THE ARCHITECT'S OR ENGINEER'S PROFESSIONAL LIABILITY.
- IF THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO NOTIFY THE OWNER AND THE ARCHITECT AND OR ENGINEER OF ANY CONDITIONS TO BE FOUND IN THE FIELD OR BE DIFFERENT FROM THOSE SHOWN ON THE PLANS OR SPECIFICATIONS OR REASONS ON THE PLANS WHICH MIGHT AFFECT THE COMPLETION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR.
- THE CONTRACTOR SHALL TAKE PRECEDENCE OVER SCALE, DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY OCCUPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WORKING CONDITIONS ON THE PROJECT.
- CONTRACTOR NOTE: THE ALL DIMENSIONS ARE "AS SHOWN". ALL DIMENSIONS SHALL BE MEASURED TO FINISHED SURFACE.
- EXISTING TYPE AND SIZE OF MECHANICAL EQUIPMENT SHALL BE NOTED DURING CONSTRUCTION AND EQUAL VALUE IS ACCEPTABLE.
- FOR DIMENSIONS SEE THE MAXIMUM SIZE EXITS AND SHALL BE NOTED IN MANUFACTURER WHERE LOCATED ON THE MAXIMUM SIZE EXITS AND SHALL BE NOTED IN MANUFACTURER.
- ALL FRAMING, LATHING, BRACING & ANCHORAGE SHALL CONFORM TO PROVISIONS OF CODES FOR CONSTRUCTION CONSTRUCTION. THESE DIMENSIONS SHALL BE KEPT ON THE PROJECT.
- IN CASE OF CONFLICT BETWEEN STRUCTURAL AND ARCHITECTURAL, PLANS DETAILS AND OR SPECIFICATIONS, THE MORE RESTRICTIVE SHALL APPLY.
- LOW CONSTRUCTION (1/2" OR CAL. FOR USH MAX) WATER CLOSETS SHALL BE INSTALLED TO CHANGE SHALL BE MADE ON PLANS AND THE INTERIOR OF EXTERIOR OF THE STRUCTURE WHICH WRITTEN APPROVAL FROM THE PLANNING AND BUILDING DIVISIONS.
- ALL SHEET CHANGES SHALL BE MADE.
- ALL CONSTRUCTION NOTES AND DIMENSIONS ARE TO BE CONSIDERED BY ALL TIMES.
- ALL CONTRACTOR SHALL MAINTAIN A CURRENT CITY BUSINESS LICENSE.
- NO WORK SHALL BE PERFORMED UNTIL ALL PERMITS ARE OBTAINED AND THE ENGINEER OF RECORD PRIOR TO FINAL APPROVAL.

Code Analysis

LEGAL DESCRIPTION: 4138-014-014
SUB OF PART OF SAUSAL REDWOOD TRACT FOR 1/4 OF 18 1/2 35 1/4 146

FLOOR AREA & PARKING TABULATION

Use	Gross Floor Area	Net Floor Area	Parking
	Area	Total	Rate
Unit A			
Dining	787	410	75 5.5
Non-dining	952	741	75 8.9
Total Floor Area	1,739		
Total Required Parking			15.3
Unit B			
Cafe Shop	1,206	300	4.0
Total Floor Area	1,206		
Total Required Parking			4.0
Unit C			
Office	1,009	300	3.4
Total Floor Area	1,009		
Total Required Parking			3.4
Unit D			
Restaurant - VACANT			
Dining	478	451	75 6.0
Non-dining	685	491	250 2.0
Total Floor Area	1,163		
Total Required Parking			9.0
Unit E			
Restaurant - VACANT			
Dining	865	701	75 9.3
Non-dining	368	265	250 1.1
Total Floor Area	1,233		
Total Required Parking			10.4
Unit F			
Office	1,343	300	4.5
Total Floor Area	1,343		
Total Required Parking			4.5
Unit G			
Restaurant - VACANT			
Dining	1,051	797	75 10.1
Non-dining	1,143	818	250 3.3
Total Floor Area	2,194		
Total Required Parking			15.4
Accessory			
Hallway	154		
Ensuite Room	194		
Total Floor Area	348		
Total Required Parking			4.0
Total Floor Area	18,128		
Total Required Parking Spaces			43.6
Provided Parking Spaces			75.0
Disabled			10.0
Compact			4.0
Total Provided Parking Spaces			87.0
Total Provided Bicycle Spaces			4.0

LANDSCAPE TABULATION

PARKING AREA	36,418 SF
REQUIRES LANDSCAPE (FRI)	1,481 SF
ARTICLE SPACES	
PROVIDED LANDSCAPE TOTAL	3,589 SF

1 SITE PLAN
SCALE: 1"=30'-0"



327 E 2ND ST. #222 LOS ANGELES CALIFORNIA 90012

DESIGN AND EXPEDITING
 FE DESIGN & CONSULTING
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 MIKE BRENT
 (310) 850-8343
 MIKE@ABCREALESTATESERVICE.COM

PROJECT INFORMATION

BLUM WINE AND FLOWERS

150 S PACIFIC COAST HWY.
 UNIT #E
 EL SEGUNDO, CA 90245

SUBMITTALS

DATE	DESCRIPTION
6/27/2025	CORRECTIONS
4/28/2025	CORRECTIONS
4/03/2025	SUBMITTAL
4/01/2025	DESIGN DEVELOPMENT
2/26/2025	AS-BUILT

SHEET NAME

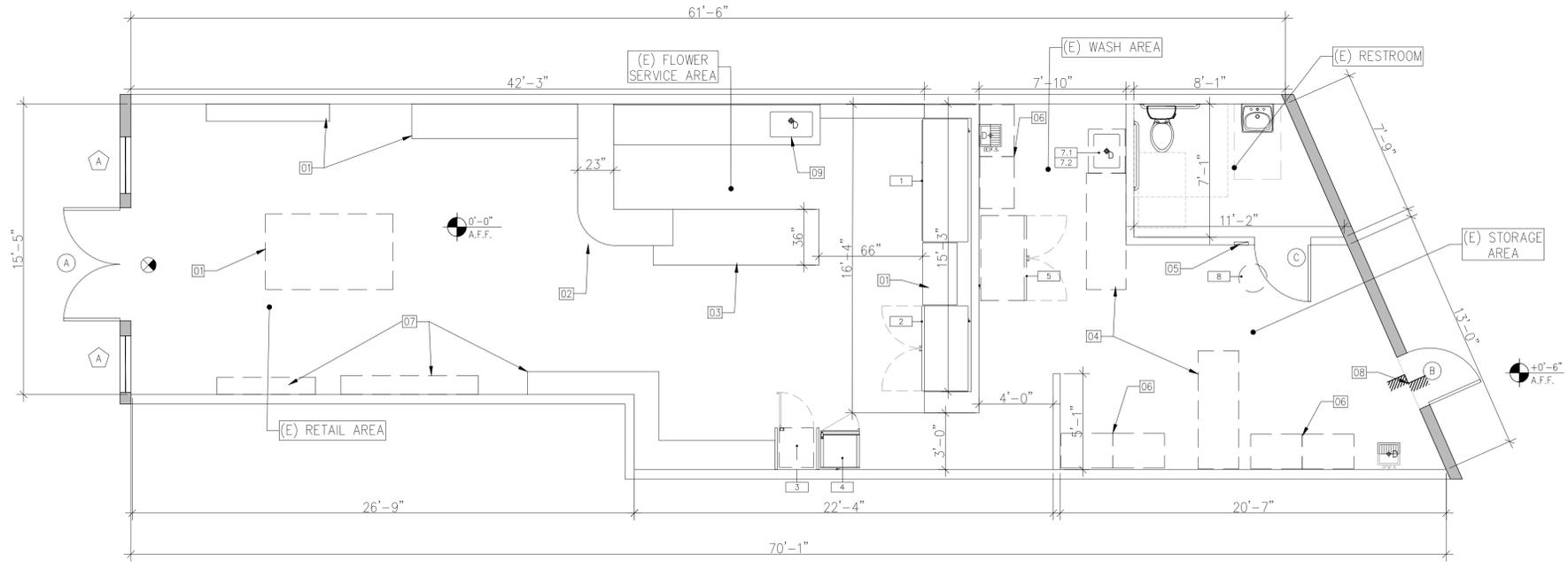
EXISTING FLOOR PLAN

SHEET NUMBER

A-1.0

EQUIPMENT LIST

ITEM NO.	(E)/(N)	QTY	EQUIPMENT CATEGORY
1	(E)	1	GLASS DOOR FLORAL CASE
2	(E)	1	GLASS DOOR MERCHANDISER
3	(E)	1	WINE COOLER
4	(E)	1	GLASS DOOR MERCHANDISER
5	(E)	1	GLASS DOOR FLORAL CASE
6	(E)	1	ONE COMP SINK
7	(E)	1	FAUCET, DECK MOUNT
8	(E)	1	WATER HEATER, ELECTRIC, TANK



KEYNOTES

- 01 WOOD CABINET DISPLAY
- 02 COUNTER H=3'-5"
- 03 COUNTER H=3'-0"
- 04 WOOD-TOP TABLE
- 05 ELECTRICAL PANEL
- 06 METAL SHELVING, 5 TIER
- 07 WINE DISPLAY
- 08 6" STEP
- 09 DROP-IN HAND SINK FOR WATERING FLOWERS

DOOR SCHEDULE

#	WIDTH	HEIGHT	FRAME	GLASS	HARDWARE	LOCATION	(N)/(E)
A	6'-0"	6'-8"	WOOD	TEMPERED	PUSH/PULL	EXTERIOR	EXISTING
B	3'-0"	7'-0"	METAL	-	LEVER	EXTERIOR	EXISTING
C	3'-0"	6'-8"	WOOD	-	LEVER	INTERIOR	EXISTING

WINDOW SCHEDULE

#	WIDTH	HEIGHT	SILL	FRAME	OPERATE	LOCATION	(N)/(E)
A	3'-0"	6'-2"	1'-6"	WOOD	FIXED	EXTERIOR	EXISTING

GENERAL NOTES

1. ALL DOORS ARE SELF-CLOSING.
2. ALL WINDOWS ARE FIXED.
3. FLOOR SHALL BE SLIP RESISTANT.



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"
 GROUND FLOOR AREA: 1,168 SQ.FT.

HATCH LEGEND

- (E) EXTERIOR WALL
- (E) INTERIOR WALL
- DEMO
- EXIT SIGN (BATTERY BACK-UP)



327 E.2ND ST. #222 LOS ANGELES CALIFORNIA 90012

DESIGN AND EXPEDITING
FE DESIGN & CONSULTING
LAUREN BADALIAN
(213) 545-7768
LAUREN@FEDESIGNANDCONSULTING.COM

OPERATOR/APPLICANT
BLUM WINES AND FLOWERS
JULIA BLYUM
(213)-298-8839
BLYUM.JULIA@GMAIL.COM

PROPERTY OWNER
MIKE BRENT
(310) 850-8343
MIKE@ABCREALESTATESERVICE.COM

PROJECT INFORMATION

BLUM WINE AND FLOWERS

150 S PACIFIC COAST HWY.
UNIT #E
EL SEGUNDO, CA 90245

SUBMITTALS

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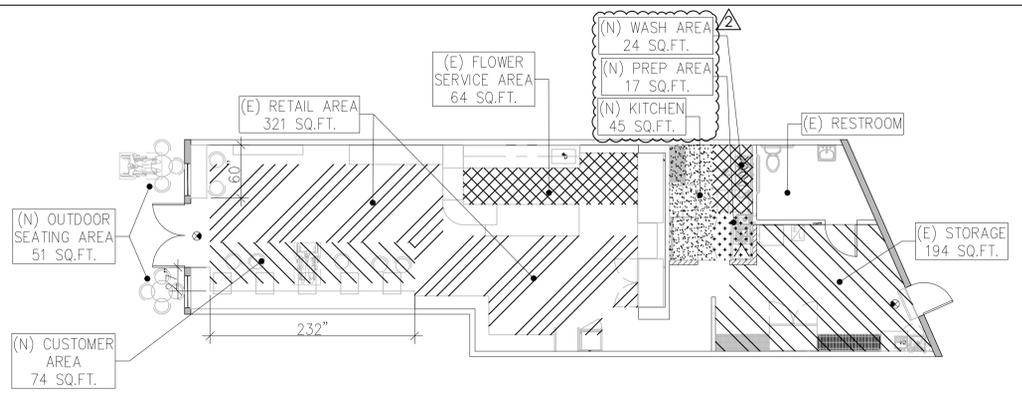
SHEET NAME

PROPOSED FLOOR PLAN

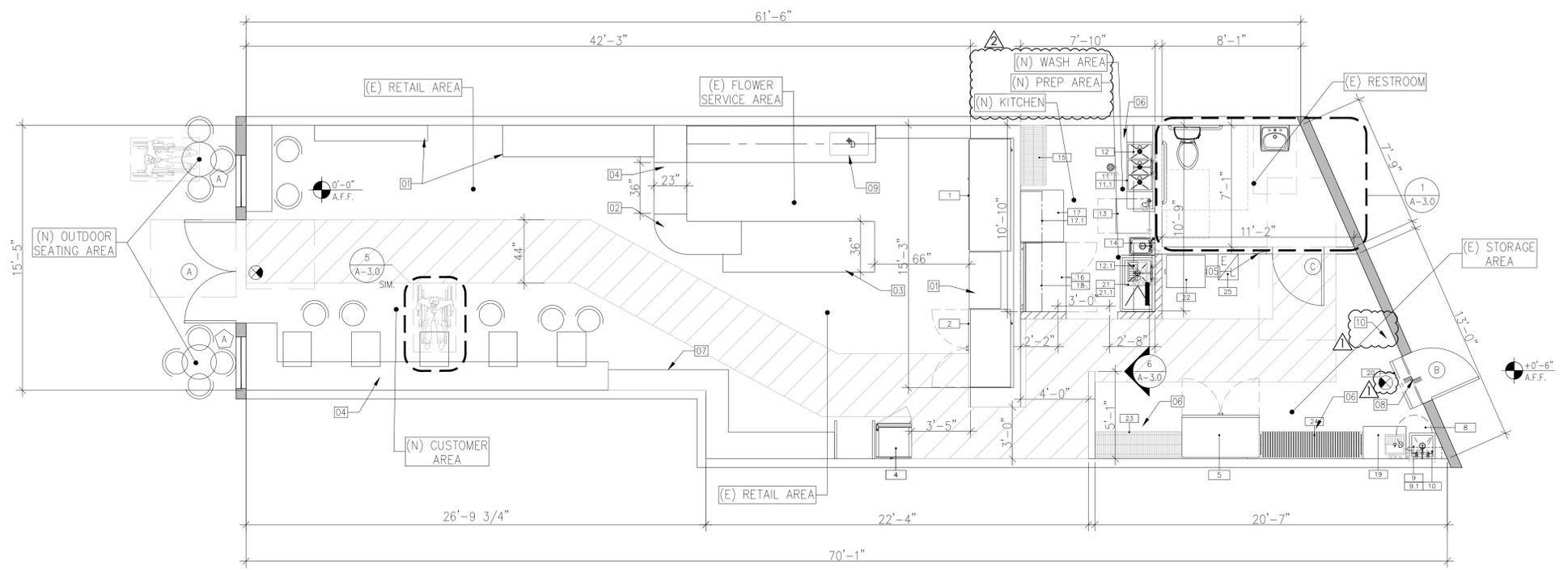
SHEET NUMBER

A-2.0

EQUIPMENT LIST			
ITEM NO.	(E)/(N)	QTY	EQUIPMENT CATEGORY
1	(E)	1	GLASS DOOR FLORAL CASE
2	(E)	1	GLASS DOOR MERCHANDISER
3	(E)	+	WINE COOLER
4	(E)	1	GLASS DOOR MERCHANDISER
5	(E)	1	GLASS DOOR FLORAL CASE
6	(E)	+	ONE COMP SINK
7	(E)	+	FAUCET, DECK MOUNT
8	(E)	1	WATER HEATER, ELECTRIC, TANK
9	(N)	1	SINK, MOP
9.1	(N)	1	SERVICE SINK FAUCET
10	(N)	1	MOP HOLDER & BROOM RACK
11	(N)	1	SINK, NSF, 3 COMP, 16 GAUGE (14" X 10" X 10")
11.1	(N)	1	FAUCET, WALL MOUNT
12	(N)	1	SHELF, WALL MOUNT
12.1	(N)	1	SHELF, WALL MOUNT
13	(N)	1	GLASSWASHER, CHEMICAL SAN.
14	(N)	1	HAND SINK
15	(N)	1	SHELVING, WIRE
16	(N)	1	REFRIGERATOR, WORKTOP, ADA
17	(N)	1	TABLE, WORK, 16 GAUGE, FLAT TOP W/ UNDERSHELF
17.1	(N)	1	SHELF, WALL MOUNT
18	(N)	1	SHELF, WALL MOUNT
19	(N)	1	TABLE, ENCLOSED BASE, OPEN FRONT
20	(N)	1	AIR CURTAIN, UNHEATED
21	(N)	1	SINK, PREP, ONE COMPARTMENT
21.1	(N)	1	FAUCET, BB MOUNT
22	(N)	1	GREASE TRAP
23	(N)	1	SHELVING, WIRE
24	(N)	1	SHELVING, WIRE
25	(N)	1	EMPLOYEE LOCKERS



OCCUPANCY LOAD DIAGRAM
SCALE 1/8" = 1'-0"



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"
GROUND FLOOR AREA: 1,168 SQ.FT.

KEYNOTES

- 01 WOOD CABINET DISPLAY
- 02 COUNTER H=3'-5"
- 03 COUNTER H=3'-0"
- 04 COUNTER H=34"
- 05 ELECTRICAL PANEL
- 06 METAL SHELVING, 5 TIER
- 07 WINE DISPLAY
- 08 6" STEP
- 09 DROP-IN HAND SINK FOR WATERING FLOWERS
- 10 2A FIRE EXTINGUISHER

PLUMBING FIXTURE CALC
PER TABLE 422.1 OF 2022 CPC

LOCATION	SF	RATIO	TOTAL
(N) CUSTOMER AREA	132	1:30	4.40
FLOWER SERVICE AREA	64	1:150	0.43
(N) WASH AREA	24	1:150	0.16
(N) KITCHEN	45	1:50	0.90
(N) PREP AREA	17	1:150	0.11
(E) RETAIL	321	1:100	3.21
STORAGE	194	1:300	0.65
OUTDOOR SEATING AREA	51	1:30	1.70
TOTAL:			9.86
TOTAL PER SEX:			5

GENDER	FIXTURE	REQUIRED**	PROVIDED**
MALE	WATER CLOSET	1: 1-50	1
MALE	URINALS	1: 1-200	1
MALE	LAVATORY	1: 1-150	1
FEMALE	WATER CLOSET	1: 1-25	1
FEMALE	LAVATORY	1: 1-150	1

RESTAURANT OCCUPANCY

AREA	SQUARE FOOTAGE	LINEAL INCHES	RATIO	TOTAL
(E) RETAIL AREA	321	-	1:60	5.35
(N) CUSTOMER AREA	74	-	1:15	4.93
(N) CUSTOMER AREA FIXED SEATING	-	292	1 PER 24"	12.17
FLOWER SERVICE AREA	64	-	1:15	4.27
(N) WASH AREA	24	-	1:200	0.12
(N) KITCHEN	45	-	1:200	0.23
(N) PREP AREA	17	-	1:200	0.09
STORAGE	194	-	1:300	0.65
TOTAL:				28

DOOR SCHEDULE

#	WIDTH	HEIGHT	FRAME	GLASS	HARDWARE	LOCATION	(N)/(E)
A	6'-0"	6'-8"	WOOD	TEMPERED	PUSH/PULL	EXTERIOR	EXISTING
B	3'-0"	7'-0"	METAL	-	LEVER	EXTERIOR	EXISTING
C	3'-0"	6'-8"	WOOD	-	LEVER	INTERIOR	EXISTING

WINDOW SCHEDULE

#	WIDTH	HEIGHT	SILL	FRAME	OPERATE	LOCATION	(N)/(E)
A	3'-0"	6'-2"	1'-6"	WOOD	FIXED	EXTERIOR	EXISTING

GENERAL NOTES

- ALL DOORS ARE SELF-CLOSING.
- DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.
- ALL WINDOWS ARE FIXED.
- FLOOR SHALL BE SLIP RESISTANT.
- MILLWORK DESIGN AND FABRICATION BY OTHERS.

***NOTE:**
FIRE EXTINGUISHER TO MEET THE MINIMUM REQUIREMENTS OF SIZING AND SPACING IN ACCORDANCE WITH CHAPTER 9, SECTION 906. FIRE EXTINGUISHER (SHALL HAVE A CURRENT ANNUAL CERTIFICATION TAG AFFIXED ONTO EXTINGUISHER.)

LEGEND

- (E) EXTERIOR WALL
- (E) INTERIOR WALL
- (N) INTERIOR WALL (SEE 6/A-3.0)
- EXIT SIGN (BATTERY BACK-UP)
- ADA PATH OF TRAVEL 44" WIDE



Planning Commission Agenda Statement

Meeting Date: August 14, 2025

Agenda Heading: PUBLIC HEARINGS

Item Number: B.3

TITLE:

Conditional Use Permit to Allow the Sale of Beer for On-site Consumption, and Private Recreational Events at a Members-only Fitness Studio (Golf Studio Club), Including an Outdoor Patio Area, at 2201 E. Park Place, Suite 200. (Environmental Assessment No. EA-1376 and Conditional Use Permit No. CUP 24-01).

RECOMMENDATION:

1. Adopt Resolution No. 2969, conditionally approving Environmental Assessment No. EA-1376 and Conditional Use Permit No. 24-01.
2. Find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures).
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On October 15, 2024, an application for Environmental Assessment No. EA-1376 and Conditional Use Permit No. CUP 24-01 was submitted to the Planning Division to allow a Type 40 ABC License for the sale of beer for on-site consumption, and private recreational events at a 9,640 square-foot instructional golf studio, including an outdoor patio. Alcohol consumption is also proposed at the existing 689 square-foot outdoor patio adjacent to the entrance of the facility. After submitting additional information, the project applications were deemed complete for processing on July 10, 2025. The project application and plans were circulated to all City departments for comments, and no objections were received. Subsequently, on July 31, 2025, a notice of public hearing was mailed to all property owners within a 300-foot radius and all tenants/occupants

EA-1376 and CUP 24-01 to Allow Alcohol Sales and Private Events

August 14, 2025

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within a 150-foot radius. A public hearing notice was also published in the El Segundo Herald on July 31, 2025. No comments were received in response to the public notice.

Site Description

The project site is located at 2201 E. Park Place in the Urban Mixed-Use South (MUS) Zone, and measures approximately 101,494.80 square feet (2.33 acres). The property is developed with a 40,000 square-foot one-story building and 129 surface parking spaces. The Instructional Golf Studio Club tenant occupies 9,640 square feet of the southeast corner of the existing building. Three office tenants share the building with the instructional Golf Studio Club. The site contains two driveways for ingress and egress. The driveway to the east is 20 feet in width and is shared with the neighboring property to the east at 2221 E. Park Place. As illustrated in Figure No.1 below, the immediate area is developed with office, parking, fitness club, hotel, and restaurant uses.

Figure No. 1 - Aerial view of site.



DISCUSSION:

Project Description

The applicant requests approval of a Conditional Use Permit (CUP) to allow a Type 40 ABC License for the sale of beer for on-site consumption, and private recreational events at a membership-only instructional golf studio. The sale of beer is proposed for members and guests attending private recreational events which will take place inside the instructional golf studio. Alcoholic beverages will be consumed inside the building and within the existing outdoor patio adjacent to the entrance of the facility.

The instructional golf studio primarily offers personal training services tailored to golf. The interior of the building is configured with nine golf simulator bays, a 720 square-foot

EA-1376 and CUP 24-01 to Allow Alcohol Sales and Private Events

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putting green, a 1,336 square-foot workout gym area, a 400 square-foot training lounge, locker rooms, restrooms, showers, and two ice plunge/sauna rooms.

A member's skill level will vary from beginner to advanced. During typical operating hours there will be 5-10 employees and 20-30 members using the facility. The simulator bays are available for personal training and one-on-one instruction from one of the facility's coaches. They will also be available for individual practice. All lessons and practice sessions are scheduled by appointment. The stretching and conditioning area is available for members to exercise during operating hours without an appointment. The Golf Studio Club will occasionally host private social events and corporate events during the evenings and on weekends. Events will typically be held once a month in the evenings and on weekends for 100 to 150 participants. Multiple events are anticipated in the month of December during the holidays. While the space is leased for private recreational events, the facility will not be available for registered members. The instructional golf studio is a members-only facility, open seven days a week from 8 am to 9 pm. All private recreational events will take place between 4 pm and 11 pm.

Conditional Use Permit

The Urban Mixed-Use (MUS) Zone allows Fitness Studios by right. A Conditional Use Permit is required to allow the sale of beer for on-site consumption, and for private recreational events in the MUS Zone. In considering a CUP application for the sale of alcohol and for private recreational events, ESMC § 15-24-6(B) requires that the Planning Commission make the following five applicable findings in reference to the property and project under consideration. (Municipal Code language is *italicized*, followed by staff's analysis in normal type).

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

The applicant must obtain and maintain a license from the State of California Department of Beverage Control for the on-site sale and consumption of beer. The applicant will be requesting a Type 40 ABC License. A Type 40 ABC License requires a Public Convenience and Necessity (PCN) Letter from the City before the license is issued by the State. The City will prepare the required letter for ABC after the necessary appeal period is complete, and the CUP approval is final. The applicant is required to obtain all necessary approvals from ABC, prior to selling alcohol. If the applicant does not receive approval from ABC by August 14, 2026, the City's approval shall become null and void.

B. 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 proposed to be located.

The instructional golf studio is classified as a fitness studio and is permitted in the MUS

EA-1376 and CUP 24-01 to Allow Alcohol Sales and Private Events

August 14, 2025

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Zone. The sale of beer for on-site consumption, and private recreational uses are conditionally permitted in the MUS Zone. Since the project is located in a new instructional golf studio within a commercially developed area and is ancillary to the permitted use, it will not alter or interfere with the existing primary uses of the site, nor will it introduce a non-permitted or incompatible use to the site or to the area. The general area is developed with a variety of commercial and office uses. The existing fitness studio is tailored for golf and the proposed ancillary alcohol sales hours and occasional private events on weekends or evenings will not be detrimental to public health, safety, welfare, or be materially injurious to neighboring properties in the vicinity. The proposed uses, as conditioned, will operate in a manner that will not be detrimental and there will be no significant adverse impacts on the vicinity resulting from the ancillary sales of beer and the occasional private events.

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

The project site is in the Urban Mixed-Use South Zone, and the purpose of the MUS zone is to provide areas where a mixture of compatible commercial, offices, research and development, retail and hotel uses can locate in a mutually beneficial manner. The fitness studio is a permitted use in the MUS Zone, while the sale of beer for on-site consumption and private recreational events associated with the fitness studio are subject to the approval of a CUP. However, the onsite beer and private events are ancillary to the permitted use. The immediate area is developed with office, parking, gym, hotel, and restaurant uses. The zone permits several types of uses to occupy a single building, or a property to have multiple buildings to contain a different use in each building. Private recreational events and consumption of alcohol will occur within the 9,640 square-foot instructional golf studio and a 689 square-foot outdoor patio adjacent to the entrance of the facility, which would be ancillary to the primary fitness studio use. These ancillary uses will augment the fitness studio and provide additional amenities at the site and for the area. Therefore, staff believes that diversification of uses is in accordance with and consistent with the intent of the MUS zoning district.

D. 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.

The proposed occasional events with ancillary alcohol sales at an existing instructional golf studio will comply with all applicable building, fire, health, safety codes, including ventilation, sanitation, and occupancy standards which protect both patrons and community. Conditions of approval have been added to ensure the operation and maintenance of the facility will follow current health, fire and building codes. The proposed use will be operated and maintained that will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

EA-1376 and CUP 24-01 to Allow Alcohol Sales and Private Events

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E. 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.

Potential impacts of the proposed private recreational events and alcohol sales have been recognized and compensated for by including conditions of approval for the project. No cooking is proposed since all food will be delivered by a specialty food truck or by a caterer and is subject to Los Angeles Health Department of Public Health regulations which address food handling, preparation, storage, sanitation, and employee hygiene requirements. Therefore, no cooking odors, fumes and smoke will be emanating from the site. Further, conditions have been added to ensure no obstructions are placed in the shared walkway area to ensure pedestrian access is maintained to the fitness studio itself and neighboring tenants of the building. Additional conditions of approval are included to ensure vehicle access between the two properties is not obstructed. Conditions of approval have also been added to ensure the vehicle backup areas for the existing parking spaces on both the project site and neighboring property to the east are maintained in order to reduce potential vehicle traffic hazards. When specialty food trucks or caterers deliver food for private events, they will be instructed to park near the rear of the property to ensure that existing parking spaces remain available for patrons for the other businesses at the site. Conditions of approval are included in the attached resolution prohibiting the parking lot area from being used for outdoor dining and additional conditions are included to address potential impacts on parking and onsite circulation. All events are proposed between 4 pm and 11 pm and on weekends, which minimizes the demand on the number of available parking spaces at the site needed for the office tenants during regular working hours. Lastly, conditions are included that prohibit the use of the street, sidewalk and public right-of-way by caterers and food trucks.

Environmental Review

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), staff determined this project to be 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), since the project involves the sale of beer for on-site consumption at a Golf Studio that will host events inside an existing building that also contains an outdoor patio. Therefore, no further environmental review is required.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy A: Identify opportunities for new revenues, enhancement of existing revenues, and exploration of potential funding options to support programs and projects.

EA-1376 and CUP 24-01 to Allow Alcohol Sales and Private Events

August 14, 2025

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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. EA-1376 PC Reso 2969
2. 2201 Park Place Plans 07 30 2025

RESOLUTION NO. 2969

A RESOLUTION BY THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1376 AND CONDITIONAL USE PERMIT NO. 24-01 TO ALLOW ALCOHOL SALES AND PRIVATE RECREATIONAL EVENTS AT A MEMBERSHIP-ONLY FITNESS STUDIO (“GOLF STUDIO CLUB”) LOCATED AT 2201 E. PARK PLACE.

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

SECTION 1: The Commission finds and declares that:

- A. On October 15, 2024, Devan Bonebrake (the “Applicant”) representing Studio Golf Club applied for Environmental Assessment No. EA-1376 and Conditional Use Permit No. 24-01 to the Planning Division to allow the sale of alcohol for on-site consumption and private recreational events at a 9,640 square-foot, members-only instructional golf studio that includes an outdoor patio. Alcohol consumption is also proposed at an existing 689 square-foot outdoor patio area adjacent to the entrance of the facility;
- B. Community Development Department staff reviewed the Project applications for, in part, consistency with the General Plan, conformity with the El Segundo Municipal Code (“ESMC”), as well as the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”);
- C. On July 10, 2025, the project application was deemed complete for processing. The project application and plans were circulated to various City departments to obtain comments, and no objections were received;
- D. On July 31, 2025, a notice for a public hearing was mailed to 8 property owners within a 300-foot radius and 4 tenants within a 150-foot radius. A notice for a public hearing was also published in the El Segundo Herald on July 31, 2025;
- E. On August 14, 2025, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by City staff, public testimony, the applicant; and,
- F. The Planning Commission considered all oral and written evidence as part of such hearing, including, without limitation, the information provided by

City staff, public testimony, the Applicant, and the property owner's representatives. This Resolution, and its findings, are made based on the evidence presented to the Commission at its August 14, 2025, public hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: Factual Findings. The Commission finds that the following facts exist:

- A. The subject site is located at 2201 East Park Place in the Urban Mixed-Use South (MUS) Zone and is surrounded by office, parking, gym, hotel, and restaurant uses;
- B. The project site is currently developed with a 40,000 square foot single-story building and 129 surface parking spaces;
- C. The applicant requests approval for a Type 40 ABC License to allow the sale of beer for on-site consumption, and host private recreational events at a membership-only instructional golf studio;
- D. The sale of beer is proposed for members on a daily basis and for the events that will take place inside of a 9,640 square-foot instructional golf studio that also contains an outdoor patio. Alcoholic beverages will be consumed inside the building and the outdoor patio in front of the building that faces the street;
- E. The instructional golf studio primarily offers personal training services tailored to golf. The interior of the building is configured with nine golf simulator bays, a 720 square-foot putting green, a 1,336 square-foot workout gym area, a 400 square-foot training lounge, locker rooms, restrooms, showers, and two ice plunge/sauna rooms. The golf studio is a member's only facility open seven days a week between 8 am and 9 pm; and
- F. A Conditional Use Permit is required to allow the sale of beer for on-site consumption, and to allow private recreational events in the MUS Zone.

SECTION 3: Environmental Assessment. The Planning Commission finds that 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), since the project involves the sale of beer for on-site consumption at a Golf Studio that will host events inside an existing building that also contains an outdoor patio. Therefore, no further environmental review is required.

SECTION 4: General Plan and Zoning. The Planning Commission finds and determines that the Project is consistent with the City's General Plan and the zoning regulations in the ESMC as follows:

- A. The El Segundo General Plan Land Use designation for the site is Commercial and is consistent with the current Urban Mixed-Use South

(MUS) zoning designation.

- B. The Project is consistent with Land Use Element Policy LU4-2.1, which states that the City seeks to “revitalize and upgrade commercial areas, making them a part of a viable, attractive, and people-oriented commercial district.” The proposed alcohol sales and private recreational events at an instructional golf studio club within an existing building, upgrades an underutilized commercial office space and transforms it into a vibrant destination that promotes daily community engagement in a controlled manner as it will not operate outside of its established business hours and reservations will be required to utilize its services and amenities since it is a members-only facility. The use supports community wellness, encourages physical activity, and brings economic activity to the area, thereby enhancing local vitality without introducing adverse effects.
- C. The project supports Economic Development Element Policy ED1-2.1, which aims to “expand El Segundo’s commercial base so that the diverse needs of the City’s business and residential communities are met.” Located within a district that promotes both commercial and industrial development, the project encourages the growth of an existing business while contributing to sustained economic vitality. The proposed alcohol sales in conjunction to private recreational events at an instructional golf studio retains the existing commercial character of the area and improves commercial activity in the MUS Zone.
- D. The project is consistent with Economic Development Element Policy ED1-1.1, which emphasized maintaining “economic development as one of the City’s and the business and residential communities’ top priorities.” The proposed alcohol sales and private recreational events at an existing instructional golf studio requires discretionary approval of a CUP in the MUS Zone. Approval of this project not only supports Policy ED1-1.1 but also aligns with the intent of the MUS Zone, which encourages a mixture of compatible commercial and office uses to locate in a mutually beneficial manner within a single building.
- E. The project site is consistent with Noise Element Policy N1-3.1 which “encourages site planning to be consistent with the existing and future noise environment.” The associated alcohol sales and private recreational events at the fitness studio will operate indoors and adhere to City noise ordinances. An amplified sound permit is required for a corporate or private recreational event that takes place outside of the building, pursuant to Title 7, Chapter 2 of the ESMC.

SECTION 5: *Conditional Use Permit Findings.* Pursuant to ESMC § 15-24-6(B), the Planning Commission finds as follows:

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

The applicant must obtain and maintain a license from the State of California Department of Beverage Control for the on-site sale and consumption of beer. The applicant will be requesting a Type 40 ABC License. A Type 40 ABC License requires a Public Convenience and Necessity (PCN) Letter from the City before the license is issued by the State. The City will prepare the required letter for ABC after the necessary appeal period is complete, and the CUP approval is final. The applicant is required to obtain all necessary approvals from ABC, prior to selling alcohol. If the applicant does not receive approval from ABC by August 14, 2026, the City's approval shall become null and void.

- B. *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 proposed to be located.*

The instructional golf studio is classified as a fitness studio and is a permitted use in the MUS Zone. The sale of beer for on-site consumption, and private recreational uses are conditionally permitted in the MUS Zone. Since the project is located in a new instructional golf studio within a commercially developed area and are ancillary to the permitted use, it will not alter or interfere with the existing uses of the site, nor will it introduce a non-permitted or an incompatible use. The existing fitness studio is tailored for golf and the proposed ancillary alcohol sales hours and occasional private events on weekends or evenings will not be detrimental to public health, safety, welfare, or be materially injurious to neighboring properties in the vicinity. The proposed uses, as conditioned, will operate in a manner that will not be detrimental and there will be no significant adverse impacts on the vicinity resulting from the ancillary sales of beer and the occasional private events.

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

The purpose of the MUS zone is to provide areas where a mixture of compatible commercial, offices, research and development, retail and hotel uses can locate in a mutually beneficial manner. The proposed use is consistent with and compatible with this purpose because these ancillary uses will augment the fitness studio and provide additional amenities at the site and for the area. The immediate area is developed with office, parking, gym, hotel, and restaurant uses. The diversification of uses is in accordance with and consistent with the intent of the MUS zoning district.

- D. *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.*

The proposed project will not be detrimental to the public health since uses must comply with all applicable building, fire, health, safety codes, including ventilation, sanitation, and occupancy standards which protect both patrons and the community. Further, conditions of approval are included to ensure the operation and maintenance of the facility follow current Fire and Building codes, and so that the operation is not in conflict with other uses onsite or in conflict with uses on adjacent properties. Appropriate conditions have included to address circulation, parking and safety.

- E. *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.*

Potential impacts of the proposed private recreational events and alcohol sales have been recognized and compensated for by including conditions of approval for the project. No cooking is proposed since all food will be delivered by a specialty food truck or caterer and is subject to Los Angeles County Department of Public Health regulations. Therefore, no cooking odors, fumes or smoke will be emanating from the site. Further, conditions have been added to ensure no obstructions are placed in the shared walkway area to ensure pedestrian access is maintained to the fitness studio itself and to the neighboring tenants of the building. Additional conditions of approval are included to ensure vehicle access between the two properties is not obstructed. Conditions of approval have also been added to ensure the vehicle backup areas for the existing parking spaces on both the project site and the neighboring property to the east are maintained in order to reduce potential vehicle traffic hazards. When specialty food trucks or caterers deliver food for private events, they will be instructed to park near the rear of the property to ensure the number of parking spaces available at the site are maintained, and this parking restriction has also been added as a condition of approval for the project. All events are proposed between 4 pm and 11 pm and on weekends, which minimizes the demand on the number of available parking spaces at the site needed for the office tenants during regular working hours.

SECTION 6: *Approval.* Subject to the conditions listed on the attached Exhibit “A,” which are incorporated into this Resolution by reference, the Planning Commission approves Environmental Assessment No. EA-1376 and Conditional Use Permit No. 24-01.

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

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 9: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 10: Except as provided in Section 9, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 14th day of August 2025.

Kevin Maggay, Chair
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary

Maggay -
Inga -
Christian -
McCaverty -
Taylor -

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

By: _____
David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2969

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Devan Bonebrake representing Golf Studio Club (“Applicant”) agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Assessment No. EA-1376 and Conditional Use Permit No. CUP 24-01 (“Project Conditions”):

Zoning Conditions

1. This approval allows the sale of beer for on-site consumption and private recreational events at Golf Studio Golf located at Golf Studio Club shall operate as a fitness studio in accordance with the plans reviewed and approved by the Planning Commission on August 14, 2025, and on file with the Community Development Department.
2. The 9,640 square-foot instructional golf studio contains the following:
Nine golf simulator bays, a 720 square-foot putting green, a 1,336 square-foot workout gym area, a 400 square-foot training lounge, locker rooms, restrooms, showers, and two ice plunge/sauna rooms.
3. Any subsequent modification to the project as approved (including change of use or business, hours, operations, private events, etc.) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.
4. The hours for the sale of beer at the instructional golf studio (Golf Studio Club) and for private recreational events is limited to 8 am to 11 pm seven days a week to members-only. The consumption of alcohol and food by guests, including employees at Golf Studio Club is limited to the interior of the building and to the existing 689 square-foot outdoor patio at the southeast corner of the building adjacent to the entrance of the facility. Further, no obstruction is permitted along the walkways to ensure pedestrian access to the fitness studio itself and to the neighboring tenants of the building.
5. No beer can be sold and consumed by guests or employees of the instructional golf club in the parking lot.
6. No tables and chairs will be permitted to be setup for its members or guests for private recreational events in the parking lot area or the public right-of-way.
7. No parking spaces on the subject property shall be used for parking any related

food trucks associated with private events, nor shall be used as outdoor dining for private events.

8. Food trucks, mobile food vendors and caterers associated with serving food to guests of private events, and the queuing of private event guests waiting for food shall:
 - a. Shall impede vehicular ingress/egress, vehicular circulation, access to onsite parking spaces in the parking lot.
 - b. Shall not reduce the minimum required 25-foot vehicle backup area for the parking spaces along the driveway area located on the property to the east at 2221 E. Park Place.
 - c. Shall not obstruct or reduce the minimum required 20-foot wide driveway that is shared with the neighboring property to the east at 2221 E. Park Place.
 - d. Shall be conducted on the private property and shall not be conducted in the street, sidewalk or other public right-of-way.
9. No entertainment is permitted without prior approval of an Entertainment Permit, pursuant to Title 4, Chapter 8 of the ESMC.
10. No amplified sound is permitted without prior approval of an Amplified Sound Permit, pursuant to Title 7, Chapter 2 of the ESMC.
11. If complaints are received regarding excessive noise, parking, or other nuisances associated with the sale of beer and/or the private recreational events at the fitness studio, the City may, in its discretion, take action to review the Conditional Use Permit and add conditions or revoke the permit.
12. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
13. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the Conditional Use Permit by the Planning Commission after conducting a public hearing on the matter.
14. The Community Development Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may be cause to schedule a hearing before the Planning Commission regarding the status of the Conditional Use Permit.

Building Division Conditions

15. The Golf Studio Club shall operate and comply with the 2022 (or most current) California Building Code, as adopted by the City in the ESMC.

Fire Department Conditions

16. The Golf Studio Club shall operate and comply with the 2022 (or most current), California Fire Code as adopted by the City in the ESMC.

Police Department Conditions

17. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products inside the store.
18. Any modifications to the hours of operation for the sale of beer will require review and consideration by the Police Department and the Community Development Director.
19. The sale of beer, wine, and distilled spirits for off-site consumption shall be ancillary to the Golf Studio Club and subject to the California Department of Alcoholic Beverage Control regulations.
20. No external signs or window advertising for beer or its availability shall be displayed in such a manner as to be visible from the exterior of the building.
21. The Golf Studio Club building area shall not be occupied by more persons than allowed by the California Building Code and California Fire Code, as adopted in the ESMC.
22. All patrons who appear under the age of 30 shall be required to show some form of identification. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
 - Valid driver's license
 - Valid State identification card
 - Valid passport
 - Current military identification
 - U.S. Government immigrant identification card
23. 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.
24. Employees and contract security personnel shall not consume any alcoholic

beverages during their work shift.

25. 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.
26. 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.
27. Parking lot lights shall remain on during business hours and during private recreational events.
28. Patrons who appear obviously intoxicated shall not be sold any alcoholic beverages.
29. Conditions of approval under an Administrative Use Permit shall be visibly posted in an area accessible to the public along with the City of El Segundo business license.
30. 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 Use Permit.
31. The Conditional Use Permit may be revoked if the business is convicted of selling alcoholic beverages to a minor.
32. The Conditional Use Permit may be modified or revoked by the City should it be determined that the proposed use or conditions under which it was permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained as to constitute a public nuisance.

Miscellaneous Conditions

33. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1396 and Conditional Use Permit No. CUP 24-01. Should the City be

named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1396 and Conditional Use Permit No. CUP 24-01 the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, the undersigned certifies that the Applicant, or duly authorized agent has read, understood, and agrees to the conditions listed in this document and affirms that he or she has the legal authority to bind the Applicant through his or her signature below.

Devan Bonebrake
Urban Golf Studio

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

STUDIO GOLF

EL SEGUNDO, CA



CONSULTANT:

CLIENT:

STUDIO GOLF

2201 PARK PLACE, STE. 200
EL SEGUNDO CA 90245

STUDIO GOLF EL SEGUNDO
INTERIOR TENANT IMPROVEMENT

2201 PARK PLACE, STE. 200
EL SEGUNDO CA 90245

REVISION ITEM DATE

△		
△		
△		
△		
△		
△		

THIS SET ISSUE DATE

- SCHEMATIC
- DESIGN DEV.
- PLAN CHECK 1
- BIDDING
- PLAN CHECK 2 1-19-24
- CONSTRUCTION

SHEET TITLE / CONTENTS

TITLE SHEET

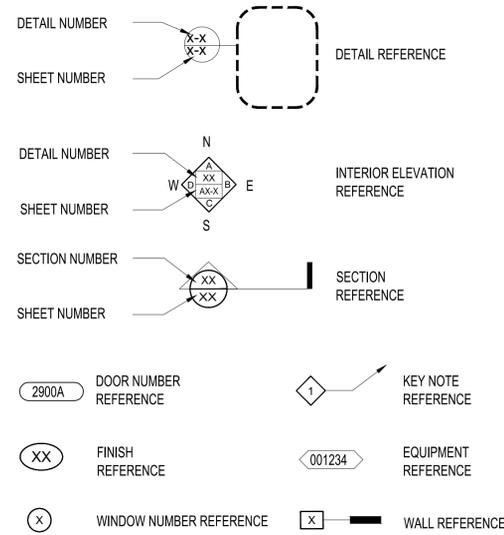
PROJECT#: KSA-2337
FILE #:
SCALE: NONE
DRAWN BY: RR
DATE DRAWN:
CHECKED BY: KDS

A01

ABBREVIATIONS

&	AND	F.H.	FLAT HEAD	PLF.	POUNDS PER
<	ANGLE	F.H.C.	FIRE HOSE CABINET	PLYWD.	LINEAL FOOT
@	AT	FIN.	FINISH	PNL.	PANEL
A	AIR	FLR.	FLOOR	P.D.	POINT
A.B.L.	ANCHOR BOLT	FLASH.	FLASHING	POL.	POLISHED
A.C.	AIR CONDITIONING	FLUOR.	FLUORESCENT	PR.	PAIR
ACCES.	ACCESSORIES	F.O.B.	FACE OF BRICK	PREP.	PREPARE
ACOUS.	ACOUSTIC	F.O.M.	FACE OF MASONRY	PROT.	PROTECTION
A.T.	AMERICANS WITH	F.O.S.	FACE OF STUD	PF.	POUNDS PER
ADA	DISABILITY ACT	F.P.	FIRE PROOF	PSF.	SQUARE FOOT
"A.D."	ACCESS DOOR	FR.	FRAME	PNT.	PAINT
	OR AREA DRAIN	F.S.	FULL SIZE	PART.	PARTITION
ADD.	ADDITION	FSNK.	FLOOR SINK	PRTR.	PRESSURE TREATED
ADDN.	ADDITION	FT.	FOOT/FEET	Q.T.	QUARTER
ADJ.	ADJUSTABLE	FTG.	FOOTING	R	RISER
ALUM.	ALUMINUM	FURN.	FURNITURE	R.A.	RETURN AIR
ALT.	ALTERNATE	FURR.	FURRING	R.D.	ROOF DRAIN
ANCH.	ANCHOR	FUT.	FUTURE	R.D.	ROOF DRAIN
APP.	APPROVED	G.	GAS	RHD.	REDHEAD
APPL.	APPLIED	GA.	GAUZE	RHD.	REDWOOD
APPROX.	APPROXIMATE	GALV.	GALVANIZED	REF.	REFERENCE
ARCH.	ARCHITECTURAL	G.B.	GRASS BAR	REFL.	REFLECTED
ASPH.	ASPHALT	G.C.	GENERAL CONTRACTOR	REG.	REGISTER
ATN.	ATTENUATING	GENR.	GENERATOR	REIN.	REINFORCE
AUTO.	AUTOMATIC	GENR.	GENERATOR	REQD.	REQUIRED
B	BOLT	G.I.	GALVANIZED IRON	RESIL.	RESILIENT
B.	BALANCE	GL.	GLUE LAMINATED	REV.	REVISION
BO.	BOARD	GRND.	GROUND	R.H.	ROOF HATCH
BTWN.	BETWEEN	GRT.	GRATE	RM.	ROOM
BTUM.	BITUMINOUS	GRLL.	GRAVEL	RND.	ROUND
BLDG.	BUILDING	G.S.	GRAVEL STOP	R.O.	ROUGH OPENING
BLK.	BLOCK	GYP.	GYPSUM BOARD	RS.	RESIL.
BLKG.	BLOCKING	H.	HANDICAPPED	RUB.	RUBBER
BLKT.	BLANKET	H.B.	HOSE BIB	S.	SOUTH
BM.	BEAM	H.C.	HOLLOW CORE	S.A.	SUPPLY AIR
BTM.	BOTTOM	HD.	HEAD	SAN.	SANITARY
BRG.	BRIDGING	HBD.	HARDBOARD	S.C.	SOLID CORE
BRG.	BEARING	HDR.	HEADER	SCHED.	SCHEDULE
BRK.	BRICK	HWD.	HARDWOOD	SCUP.	SCUPPER
BRKT.	BRACKET	HWR.	HARDWARE	SEC.	SECTION
BSMT.	BASEMENT	HM.	HOLLOW METAL	SEIS.	SEISMIC
B.T.U.	BRITISH THERMAL UNIT	HNDLR.	HANDRAIL	SEP.	SEPARATION
I	CHANNEL	H.P.	HORSEPOWER	SERV.	SERVICE
CAB.	CABINET	HORIZ.	HORIZONTAL	SHT.	SHEET
CAO.	COM. AIDED DRAFTING	HR.	HOUR	SHTG.	SHEATHING
CEL.	CEILING	HR.	HOUR	SHWR.	SHOWER
CEL.CLG.	CEILING	ID.	INSIDE DIAMETER	SHW.	SHOWER
CEM.	CEMENT	I.E.	INVERT ELEVATION	SIM.	SIMILAR
CER.	CERAMIC	IN.	INCH	SPEC.	SPECIFICATIONS
C.I.	CAST IRON	INCAN.	INCANDESCENT	SQ.	SQUARE
C.I.P.	CAST IN PLACE	INCL.	INCLUDED	S.S.T.	STAINLESS STEEL
C.J.	CONTROL JOINT	INFO.	INFORMATION	STD.	STANDARD
CL	CENTER LINE	INSUL.	INSULATION	STA.	STATION
CLG.	CAULKING	INT.	INTERIOR	STAG.	STAGGERED
CLR.	CLEAR	JAN.	JANITOR	STIFF.	STIFFENER
CNTR.	COUNTER	JCT.	JUNCTION	STL.	STEEL
C.O.	CLEAN OUT	JT.	JOINT	STOR.	STORAGE
COLM.	COLUMN	KITCH.	KITCHEN	STRUC.	STRUCTURAL
COMM.	COMMUNICATIONS	K.O.	KNOCK OUT	SUPP.	SUPPLY
CONC.	CONCRETE	K.P.	KICK PLATE	SUSP.	SUSPENDED
CONF.	CONFERENCE	L.	LENGTH	SYM.	SYMMETRICAL
CONN.	CONNECTION	LAB.	LABORATORY	SIS	SURFACED ONE SIDE
CONST.	CONSTRUCTION	LAD.	LADDER	SIS	SURFACED TWO SIDES
CONT.	CONTINUOUS	LAM.	LAMINATE	SIS	SURFACED FOUR SIDES
CORR.	CORRIDOR	LAND.	LANDING	T.C.	TOP OF CURB
CPT.	CARPET	LAV.	LAVATORY	TEL.	TELEPHONE
CSMT.	CASEMENT	LBS.	POUNDS	TEMP.	TEMPORARY
CTSK.	COUNTER SINK	L.H.	LEFT HAND	TKR.	TEKAZO
C2C	CENTER TO CENTER	LKR.	LOOKER	TKK.	THICK
CTR.	CENTER	LMBR.	LUMBER	THRM.	THERMAL
CU.	COLD WATER	LOUV.	LOUVER	THR.	THRESHOLD
C.W.	DEPTH/DEEP	LT.	LIGHT	T.L.T.	TOLLET
DP	DRESSING BOOTH	MACH.	MACHINE	T.O.C.	TOP OF CONCRETE
D.B.	DOUBLE	MAINT.	MAINTENANCE	T.O.P.	TOP OF PARAPET
DBL.	DEPRESSION	MAS.	MASONRY	T.O.W.	TOP OF WALL
DEPR.	DEPRESSION	MAX.	MAXIMUM	TREAD.	TREAD
DEPT.	DEPARTMENT	M.B.	MACHINE BOLT	TYP.	TYPICAL
DF.	DETAIL	MECH.	MECHANICAL	U.B.C.	UNIFORM BUILDING CODE
DET.	DIAGONAL	MEMB.	MEMBRANE	U.L.	UNDERWRITERS LAB
DIAG.	DIAMETER	MTL.	METAL	UNF.	UNFINISHED
DI.	DIMENSION	MANUF.	MANUFACTURER	UNL.	UNLESS OTHERWISE NOTED
DM	DIMENSION	M.H.	MANHOLE	UR.	URNAL
DISP.	DISPENSER	MIN.	MINIMUM	V.B.	VAPOR BARRIER
DN.	DOWN	MIR.	MIRROR	VERT.	VERTICAL
D.O.	DOOR OPENING	MISC.	MISCELLANEOUS	VEST.	VESTIBULE
DOCS.	DOCUMENTS	M.L.	MATCH LINE	VOL.	VOLUME
DR.	DOOR	M.O.	MASONRY OPENING	V.T.	VINYL TILE
DRESS.	DRESSING	MOD.	MOLDING	W.	WIDE FLANGE
DRAWR.	DRAWER	MTD.	MOUNTED	W.C.	WATER CLOSET
DS.	DOWNSPOUT	MUL.	MULLION	WD.	WOOD
DSP.	DRY STANDPIPE	MULT.	MULTIPLE	WG.	WIRE GLASS
DWG.	DRAWINGS	N.	NORTH	WJ.	WATER HEATER
EX.	EXISTING	N.I.C.	NOT IN CONTRACT	WNW.	WINDOW
(E.F.S.)	EXTERNAL INSULATION & FINISH SYSTEM	NO.	NUMBER	W/O	WITHOUT
E.J.	EXPANSION JOINT	N.C.	NON-COMBUSTIBLE	W.P.	WATERPROOF
ELEV.	ELEVATION	N.I.S.	NOT TO SCALE	WPT.	WORKING POINT
ELEV.	ELECTRICAL	ON.	ON CENTER	WR.	WATER RESISTANT
EMER.	EMERGENCY	O.C.	ON CENTER	WNSOT.	WANSOT
ENCL.	ENCLOSURE	O.D.	OUTSIDE DIAMETER	WTF.	WELDED WIRE FABRIC
ENT.	ENTRANCE	OFF.	OVERFLOW		
ENVR.	ENVIRONMENTAL	OFF.	OFFICE		
E.P.	ELECTRICAL PANEL	O.H.	OVERHEAD		
EQ.	EQUAL	OPNG.	OPENING		
EQUIP.	EQUIPMENT	OPP.	OPPOSITE		
EST.	ESTIMATED	OSCI.	OWNER SUPPLIED		
EWC.	ELECTRIC WATER COOLER	OSCI.	OWNER SUPPLIED		
EXAM	EXAMINATION	OSCI.	OWNER SUPPLIED		
EXCAV.	EXCAVATE	OSCI.	OWNER SUPPLIED		
EXH.	EXHAUST	OSCI.	OWNER SUPPLIED		
EXP.	EXPOSED	OSCI.	OWNER SUPPLIED		
EXT.	EXTERIOR	OZ.	OUNCE		
F.A.	FIRE ALARM	PAR.	PARTITION		
FAST.	FASTEN	PCS.	PIECES		
F.B.	FLAT BAR	PCAST.	PRECAST		
F.D.	FLOOR DRAIN	PCF.	PUNDS PER		
F.F.	FINISHED FLOOR	PERIM.	PERIMETER		
		PERP.	PERPENDICULAR		
		PL.	PLATE		
		PLAS.	PLASTIC LAMINATE		
		PLAS.	PLASTER		
		PLUM.	PLUMBING		

DRAWING SYMBOLS



ACCESSIBILITY STATEMENTS

I AM THE DESIGNER/OWNER IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE SITE/ PREMISES AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW.

SIGNATURE: *Kyle Stephens*
PRINT NAME: KYLE STEPHENS AIA, NCARB
DATE: 12-25-23

IF THE BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.), WILL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.

PROJECT DATA / CODE ANALYSIS

APPLICABLE CODES: ALL WORK AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
TITLE 24 (ADA) CALIFORNIA ADMINISTRATIVE CODE

PROJECT ADDRESS: 2201 PARK PLACE
EL SEGUNDO, CA 90245

A.P.N.: 4138-011-007

LOT SIZE: 105, 183 S.F. / 2.414 AC

LEGAL DESCRIPTION: REDONDO RANCHO, (EX OF ST), POR OF SE 1/4 OF SEC 18 T 3S R 14W

ZONE: MU-S

CONSTRUCTION TYPE: VB (SPRINKLERED)

STORIES: 1 STORY

OCCUPANCY TYPE: EXISTING: B
PROPOSED: A-3

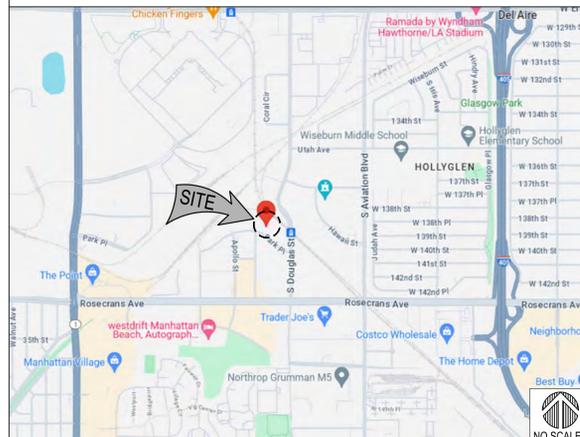
USE: EXISTING: VACANT
PROPOSED: GOLF INSTRUCTIONAL STUDIO

PROJECT DESCRIPTION: 9,640 S.F. INTERIOR TENANT IMPROVEMENT FOR A GOLF INSTRUCTIONAL STUDIO INCLUDING ALL ASSOCIATED PLUMBING AND ELECTRICAL WORK. WITHIN AN EXISTING COMMERCIAL BUILDING. EXISTING MECHANICAL SYSTEM TO REMAIN.

PROJECT DIRECTORY

OWNER/TENANT:	STUDIO GOLF
MAIN OFFICE:	2201 PARK PLACE, STE 200 EL SEGUNDO, CA 90245
CONTACT/PHONE:	DEVAN BONEBRAKE (603) 706-7187
ARCHITECT:	KYLE STEPHENS & ASSOCIATES, INC. 1350 COLUMBIA STREET, SUITE 702 SAN DIEGO, CA 92101
CONTACT/PHONE NUMBER:	KYLE STEPHENS, AIA, NCARB (619) 253-2742
STRUCTURAL ENGINEER:	
ADDRESS:	
CONTACT/PHONE NUMBER:	
ELECTRICAL ENGINEER:	
ADDRESS:	
CONTACT/PHONE NUMBER:	
MECHANICAL ENGINEER:	
ADDRESS:	
CONTACT/PHONE NUMBER:	

VICINITY MAP



DRAWING INDEX

SHEET	SHEET TITLE - DESCRIPTION	SUBMITTAL		
		5-30-24	PLAN	CHECK
ARCHITECTURAL PLANS:				
A01	TITLE SHEET	X		
A02	TYPICAL ACCESSIBILITY DETAILS	X		
A03	CALGREEN NOTES	X		
A04	CALGREEN NOTES	X		
A05	CALGREEN NOTES	X		
A11	SITE PLAN	X		
A20	EXISTING/DEMO FLOOR PLAN	X		
A21	PROPOSED FLOOR PLAN	X		
A22	NOTES, KEYNOTES AND LEGEND	X		
A23	FINISH FLOOR PLAN	X		
A24	NOTES, SCHEDULES AND SPECIFICATIONS	X		
A31	REFLECTED CEILING PLAN	X		
A41	DOOR AND WINDOW SCHEDULES	X		
A51	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS	X		
A52	INTERIOR ELEVATIONS	X		
A53	INTERIOR ELEVATIONS	X		
A54	INTERIOR ELEVATIONS	X		
A55	INTERIOR ELEVATIONS	X		
A56	INTERIOR ELEVATIONS	X		
A61	ARCHITECTURAL DETAILS	X		
PLUMBING PLANS:				
P11	PLUMBING LEGEND, NOTES AND SCHEDULES	X		
P21	PLUMBING SUPPLY PLAN	X		
P22	PLUMBING WASTE AND VENT PLAN	X		
P31	PLUMBING DETAILS	X		
ELECTRICAL PLANS:				
E11	ELECTRICAL NOTES, SCHEDULES, PANELS & SINGLE LINE DIAGRAM	X		
E21	ELECTRICAL POWER PLAN	X		
E22	ELECTRICAL LIGHTING PLAN	X		
E31	ELECTRICAL CONDUIT PLAN	X		
E41	TITLE 24 FORMS	X		
E42	TITLE 24 FORMS	X		
FIRE SPRINKLERS				

DEFERRED APPROVAL NOTES:

- COMPLETE PLANS, SPECIFICATIONS, MATERIAL DATA AND/OR CALCULATIONS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
- THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

GENERAL NOTES

1. THE WORDS 'NO PARKING' SHALL BE PAINTED ON THE PAVEMENT WITHIN THE LOADING AND UNLOADING ACCESS AISLE. THE NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. CBC 11B-502.3.3
2. THE ACCESSIBLE PARKING SPACES DIMENSIONS, STRIPING AND SIGNAGE SHALL COMPLY WITH CBC SECTION 11B-502
3. THE PRIMARY ENTRANCE TO THE BUILDING SHALL DISPLAY A SIGN/DECAL COMPLYING WITH CBC SECTION 11B-216.6
4. A DISABLED ENTRANCE SIGN, PER CBC 11B-502.8 SHALL BE LOCATED AT EACH PARKING LOT ENTRANCE AND INCLUDE, "TOWED VEHICLES MAY BE RECLAIMED AT VENTURA COUNTY SHERIFF OR BY TELEPHONING (805) 494-8200." LETTERS AND NUMBERS SHALL BE PERMANENT AND MEASURE A MINIMUM HEIGHT OF ONE INCH. MARKERS AND/OR LIQUID PAPER ARE NOT ACCEPTABLE.
5. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SECTION 11B-502.6
6. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250." SECTION 11B-502.6
7. THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH THE FOLLOWING:
 "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT:
 OR BY TELEPHONING _____
8. AT HAZARDOUS VEHICULAR AREAS, DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 3358 OF FEDERAL STANDARD 595C.
9. ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CCR), TITEL 24, PART 1, CHAPTER 5, ARTICLE 2, 3 AND 4.

ACCESSIBILITY NOTES

1. I CERTIFY THAT THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION, STRUCTURAL REPAIR OR ADDITION FROM THE PUBLIC WAY OR ACCESSIBLE PARKING SPACE AS INDICATED ON THE PLANS DOES NOT INCLUDE STEPS OR A SLOPE EXCEEDING 1:20 EXCEPT WHERE ACCESS IS PROVIDED BY A RAMP WITH 1:12 MAXIMUM SLOPE, ACCESSIBLE ELEVATOR OR OTHERWISE GRANTED BY AN UNREASONABLE HARDSHIP EXEMPTION. I UNDERSTAND THAT IF THE PRIMARY PATH OF TRAVEL IS FOUND NOT TO BE AS INDICATED, SIGNIFICANT DELAYS MAY RESULT.

FURTHERMORE, I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE AREA OF SPECIFIC ALTERATION, STRUCTURAL REPAIR OR ADDITION, INCLUDING A PRIMARY ENTRANCE TO THE BUILDING AND, WHEN APPLICABLE, SANITATION FACILITIES, DRINKING FOUNTAINS, SIGNS AND PUBLIC TELEPHONES SERVING THE AREA COMPLIES WITH CURRENT CA TITLE 24 ACCESSIBILITY REQUIREMENTS.

Kyle Stephens ARCHITECT
 SIGNATURE TITLE
 KYLE STEPHENS 5/29/24
 PRINT NAME DATE

ksa
 kyle stephens & associates, inc.
 1350 columbia street, suite 702
 san diego, california 92101
 tel: (619) 253-2742
 fax: (619) 230-1089
 email: kyle@ks-arch.com



CONSULTANT:

CLIENT:

STUDIO GOLF

2201 PARK PLACE, STE. 200
 EL SEGUNDO CA 90245

PROJECT:

STUDIO GOLF EL SEGUNDO
 INTERIOR TENANT IMPROVEMENT

2201 PARK PLACE, STE. 200
 EL SEGUNDO CA 90245

REVISION ITEM DATE

REVISION	ITEM	DATE
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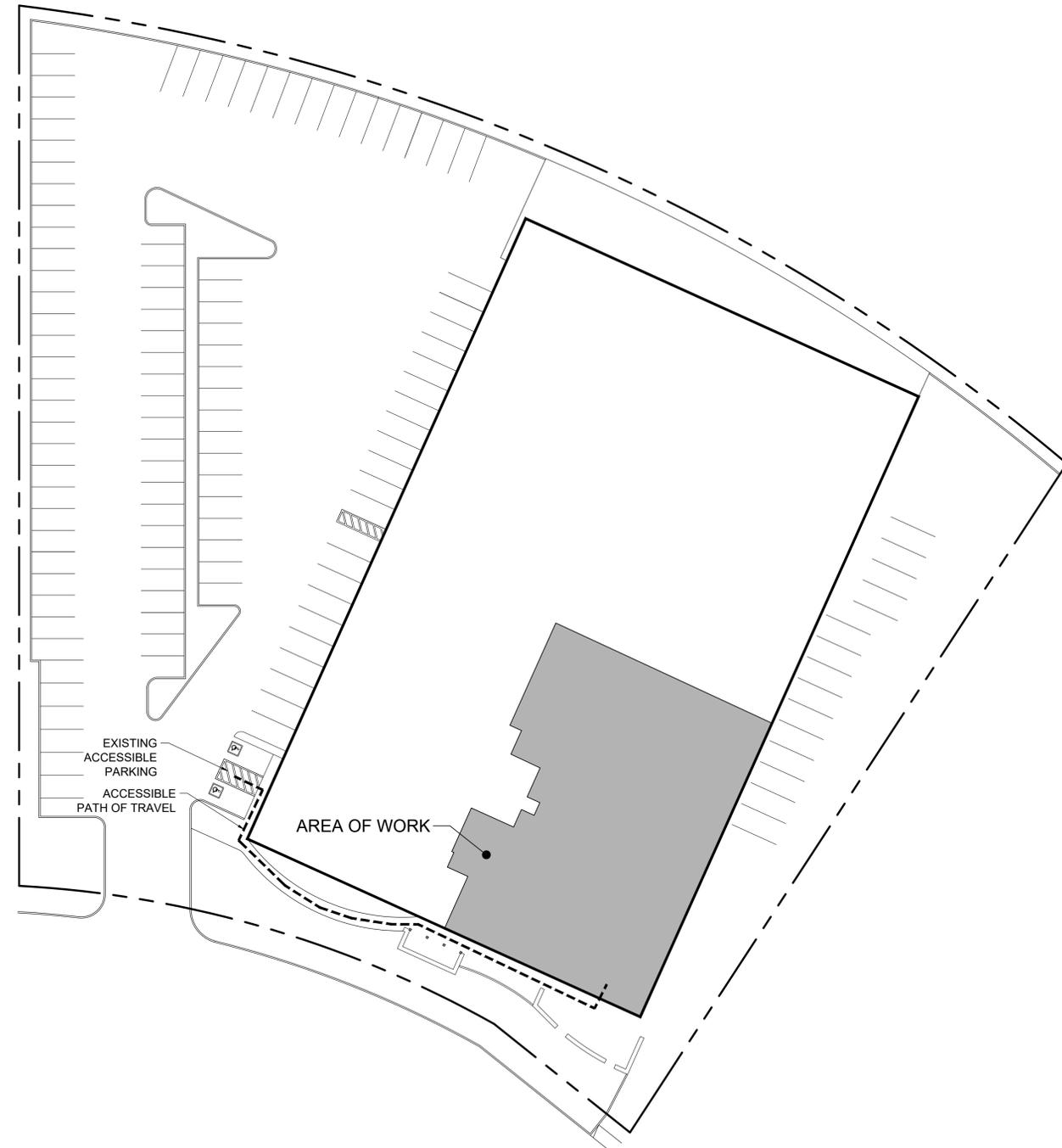
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- DESIGN DEV. _____
- PLAN CHECK 1 _____
- BIDDING _____
- PLAN CHECK 2 1-19-24
- CONSTRUCTION _____

SHEET TITLE / CONTENTS

SITE PLAN

PROJECT#: KSA-2337
 FILE #:
 SCALE: AS NOTED
 DRAWN BY: RR
 DATE DRAWN:
 CHECKED BY: KDS

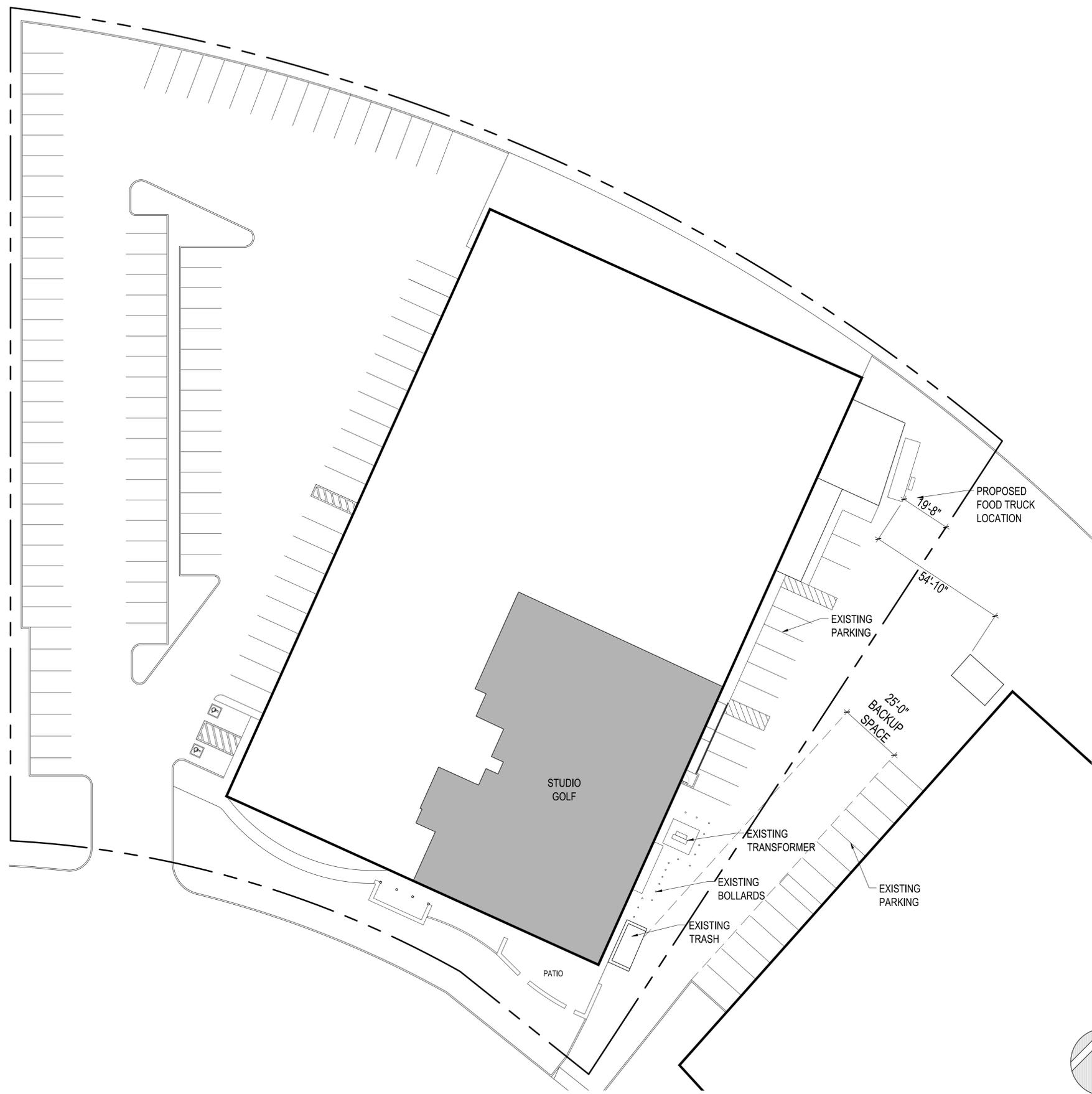


NORTH

SITE PLAN

SCALE
 N.T.S.

A11



NORTH

SITE PLAN

SCALE
N.T.S.



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<input type="checkbox"/>	BIDDING	
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<input type="checkbox"/>	CONSTRUCTION	

SHEET TITLE / CONTENTS

EXISTING/DEMO
FLOOR PLAN

PROJECT#: KSA-2337

FILE #:

SCALE: 3/16"=1'-0"

DRAWN BY: RR

DATE DRAWN:

CHECKED BY: KDS



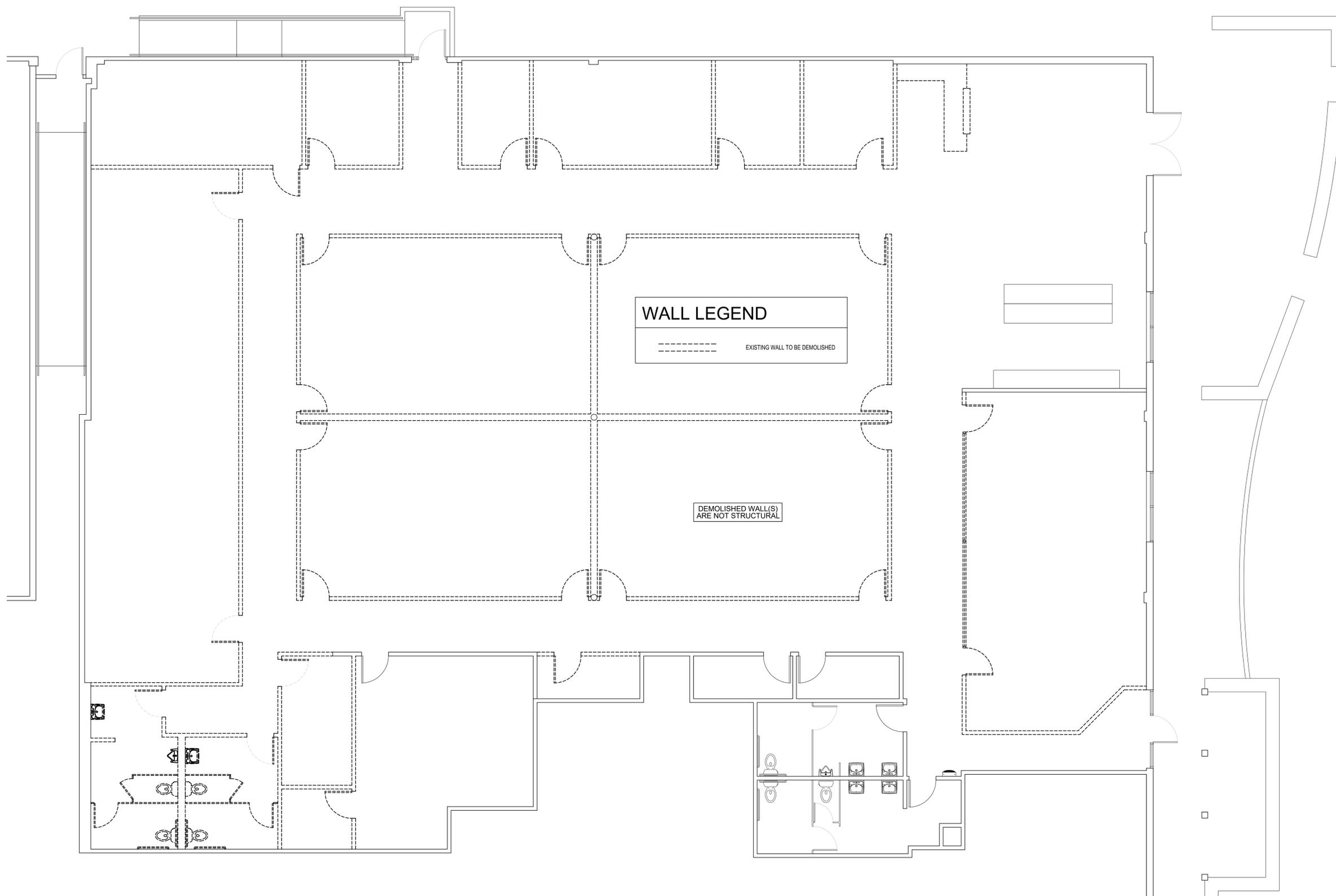
NORTH

SCALE

3/16"=1'-0"

A20

EXISTING/DEMO FLOOR PLAN





OCCUPANT LOAD TABLE	
ROOM	OCC. LD.
RECEPT. 100	6
TRAINING LOUNGE 101	27
STORAGE 102	1
PUTTING 103	15
STRETCH./COND. 104	27
STORAGE 2 108	1
OFFICE 116	1
BAYS	18
TOTAL OCC. LOAD	96

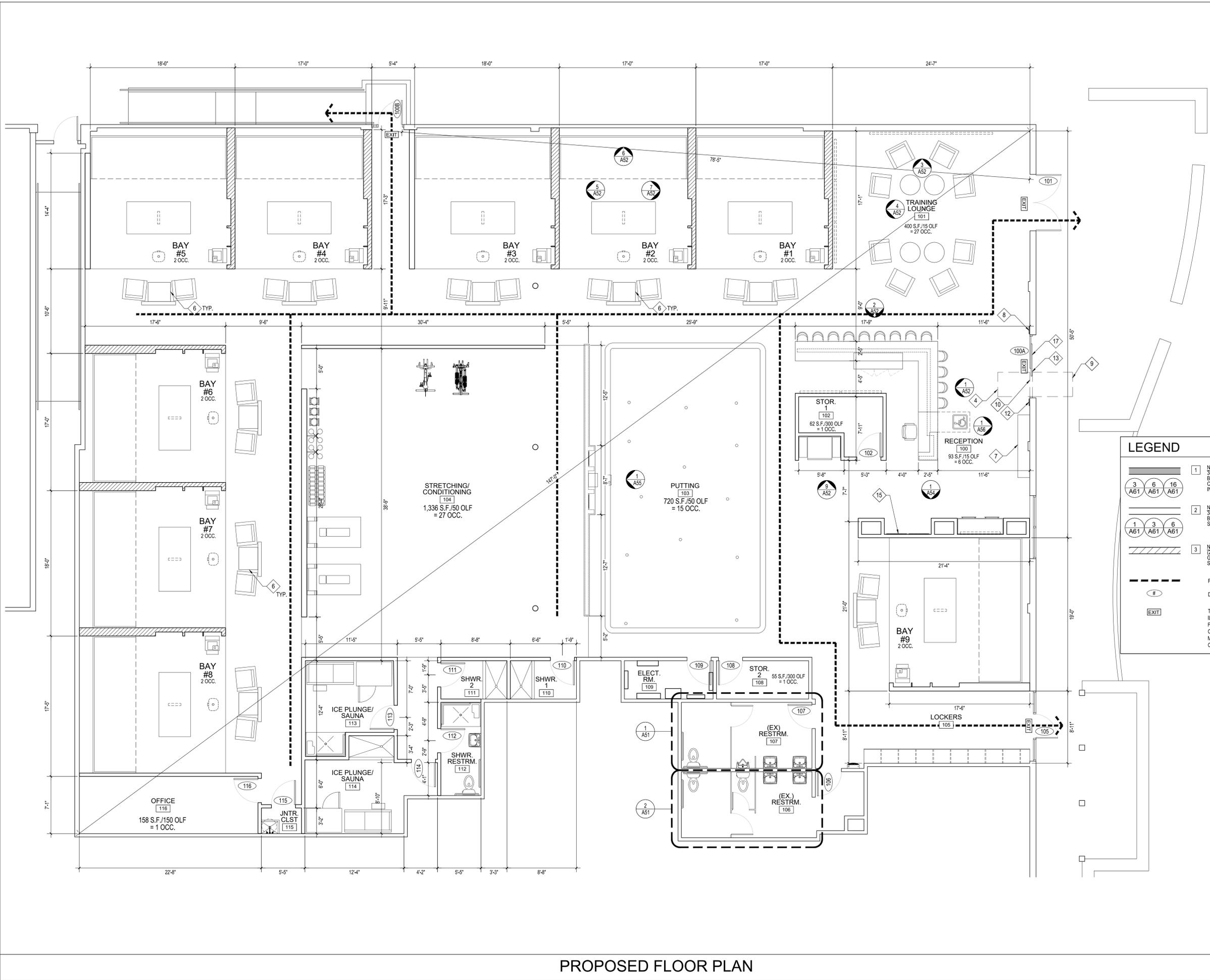
96 OCC. TOTAL x 0.2 IN. = 19.2 IN. REQ.
 TOTAL EGRESS WIDTH

WIDTH	DOOR #
72 IN.	100
36 IN.	100A
36 IN.	105
72 IN.	101
216 IN. PROV. > 19.2 IN. REQ.	

NOTE 1:
 GOLF SIMULATOR PRACTICE
 BAYS ARE LIMITED TO 1 PLAYER
 AND 1 INSTRUCTOR AT A TIME

LEGEND

- 1 NEW NON RATED FULL HEIGHT INTERIOR PARTITION
 3/8" x 20 GA. MTL. STUDS @ 16" O.C. W/ 5/8" GYP. BD. @ EA. FACE TO UNDERSIDE OF STRUCTURE OR CEILING W/ CONT. BATT. SOUND ATTENUATING INSULATION.
- 2 NEW NON RATED INTERIOR PARTITION
 3/8" x 20 GA. MTL. STUDS @ 16" O.C. W/ 5/8" GYP. BD. @ EA. FACE TO 11" A.F.F. W/ CONT. BATT. SOUND ATTENUATING INSULATION.
- 3 NEW NON RATED 11" HIGH INTERIOR PARTITION
 1/2" x 12" x 20 GA. MTL. STUDS @ 16" O.C. W/ 5/8" GYP. BD. @ EA. FACE TO 11" A.F.F. W/ CONT. BATT. SOUND ATTENUATING INSULATION.
- PATH OF EGRESS
- DOOR NUMBER SYMBOL
- TACTILE AND FLOOR LEVEL EXIT SIGNS - TO BE ILLUMINATED AT ALL TIMES. POWER TO BE SUPPLIED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE EMERGENCY SYSTEM MUST ENSURE CONTINUED ILLUMINATION FOR A MIN. OF 90 MINUTES.



PROPOSED FLOOR PLAN

NORTH
 SCALE
 3/16"=1'-0"

CONSULTANT:

CLIENT:

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2201 PARK PLACE, STE. 200
 EL SEGUNDO CA 90245

PROJECT:

STUDIO GOLF EL SEGUNDO
 INTERIOR TENANT IMPROVEMENT

2201 PARK PLACE, STE. 200
 EL SEGUNDO CA 90245

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BIDDING	
PLAN CHECK 2	1-19-24
CONSTRUCTION	

SHEET TITLE / CONTENTS

PROPOSED FLOOR PLAN

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 DRAWN BY: RR
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 CHECKED BY: KDS

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PLUMBING CALCULATIONS

OCCUPANT LOAD FACTOR						
MEN	129 / 2 = 65 OCC.					
WOMEN	129 / 2 = 65 OCC.					
MINIMUM FIXTURE REQ. PER IBC TABLE 2902.1						
	W.C.		LAV		DF	
	M	F	UR	M	F	-
REQUIRED	1	1	1	1	1	-
PROVIDED	1	1	1	1	1	-

NOTES:

- ONE WATER CLOSET REQUIRED FOR MALES HAS BEEN ELIMINATED AS ONE EXTRA URINAL HAS BEEN PROVIDED.
- A WATER STATION IS PROVIDED AT THE BAR AS AN ALTERNATIVE TO THE REQUIRED DRINKING FOUNTAIN.
- THE SERVICE SINK IS LOCATED IN THE KITCHEN.

LEGEND

-
- NEW NON RATED FULL HEIGHT INTERIOR PARTITION
3-5/8" x 20 GA. MTL. STUDS @ 16" O.C. W/ 5/8" GYP. BD. @ EA. FACE TO UNDERSIDE OF STRUCTURE OR CEILING W/ CONT. BATT. SOUND ATTENUATING INSULATION.
 - NEW NON RATED INTERIOR PARTITION
3-5/8" x 20 GA. MTL. STUDS @ 16" O.C. W/ 5/8" GYP. BD. @ EA. FACE TO 1" A.F.F. W/ CONT. BATT. SOUND ATTENUATING INSULATION.
 - NEW NON RATED 11' HIGH INTERIOR PARTITION
2 1/2" x 12" x 20 GA. MTL. STUDS @ 16" O.C. W/ 5/8" GYP. BD. @ EA. FACE TO 1" A.F.F. W/ CONT. BATT. SOUND ATTENUATING INSULATION.
- PATH OF EGRESS
 DOOR NUMBER SYMBOL
 TACTILE AND FLOOR LEVEL EXIT SIGNS - TO BE ILLUMINATED AT ALL TIMES. POWER TO BE SUPPLIED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE EMERGENCY SYSTEM MUST ENSURE CONTINUED ILLUMINATION FOR A MIN. OF 90 MINUTES.

KEYNOTES

- ELECTRICAL PANELS
- 2A-10BC MINIMUM RATED FIRE EXTINGUISHER
- THERMOSTATS WITH REMOTE SENSORS
- LANDING WITH MINIMUM CLEAR WIDTH OF DOOR SERVED PLUS 18" AND MINIMUM LENGTH OF 60" ON PULL SIDE. MINIMUM CLEAR WIDTH OF DOOR SERVED AND MINIMUM 48" ON PUSH SIDE.
- 42" HIGH COUNTER TOP
- 34" HIGH COUNTER TOP
- RETAIL DISPLAY
- MAX. OCCUPANT LOAD SIGN
- PRIMARY ENTRANCE COMPLIES WITH 2015 IBC, AND IS ON AN ACCESSIBLE ROUTE COMPLYING WITH 2015 IBC.
- THRESHOLD AT ENTRANCE SEE DETAIL 12 SHT. A61
- MANEUVERING CLEARANCE 30"x48"
- TACTILE SIGN PER 2015 IBC
- SUITE ADDRESS NUMBER 4" IN HEIGHT, LOCATED ABOVE ENTRY DOOR
- MOVABLE SEATING
- CLUB DISPLAY
- BOTTLE FILLING STATION
- NEW AUTOMATIC SLIDING ENTRY DOORS WITH BREAKAWAY PANELS IN THE DIRECTION OF EGRESS

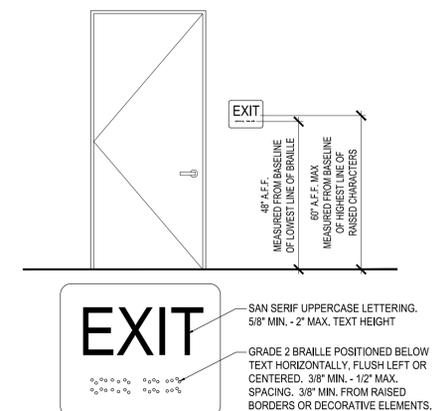
GENERAL NOTES

- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.
- MECHANICAL VENTILATION WILL BE PROVIDED CAPABLE OF SUPPLYING THE MINIMUM RATE OF OUTSIDE AIR REQUIRED PER MINUTE PER OCCUPANT AS SHOWN IN TABLE 403.3.1.1 OF THE IMC.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIST SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- DOOR HANDLES, LOCK AND OTHER OPERATING SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR LANDINGS, PER 2015 IBC, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE MEANS OF EGRESS WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

FIRE NOTES

- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH 2015 IFC SECT. 906.3.1 THROUGH 906.3.4.
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND OTHER SPECIAL HAZARDS ARE PRESENT PER 2015 IFC.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO 2015 IFC SEC. 505.
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- ANY EXISTING SPRAYED FIRE-RESISTIVE MATERIALS BEING ALTERED/MODIFIED/REMOVED FOR THE CONSTRUCTION OF NEW INTERIOR PARTITION WALLS, SUSPENDED CEILING ASSEMBLIES, AND MECHANICAL/ELECTRICAL EQUIPMENT MUST BE REAPPLIED WITH SPRAYED FIRE-RESISTIVE MATERIALS COMPLYING WITH UL X854 TO MAINTAIN THE 1 HOUR FIRE RATING OF THE ROOF ASSEMBLY.

TACTILE EXIT SIGN



ksa

kyle stephens & associates, inc.

1350 columbia street, suite 702
san diego, california 92101
tel: (619) 253-2742
fax: (619) 230-1089
email: kyle@ks-arch.com



CONSULTANT:

CLIENT:

STUDIO GOLF

2201 PARK PLACE, STE. 200
EL SEGUNDO CA 90245

PROJECT:

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INTERIOR TENANT IMPROVEMENT

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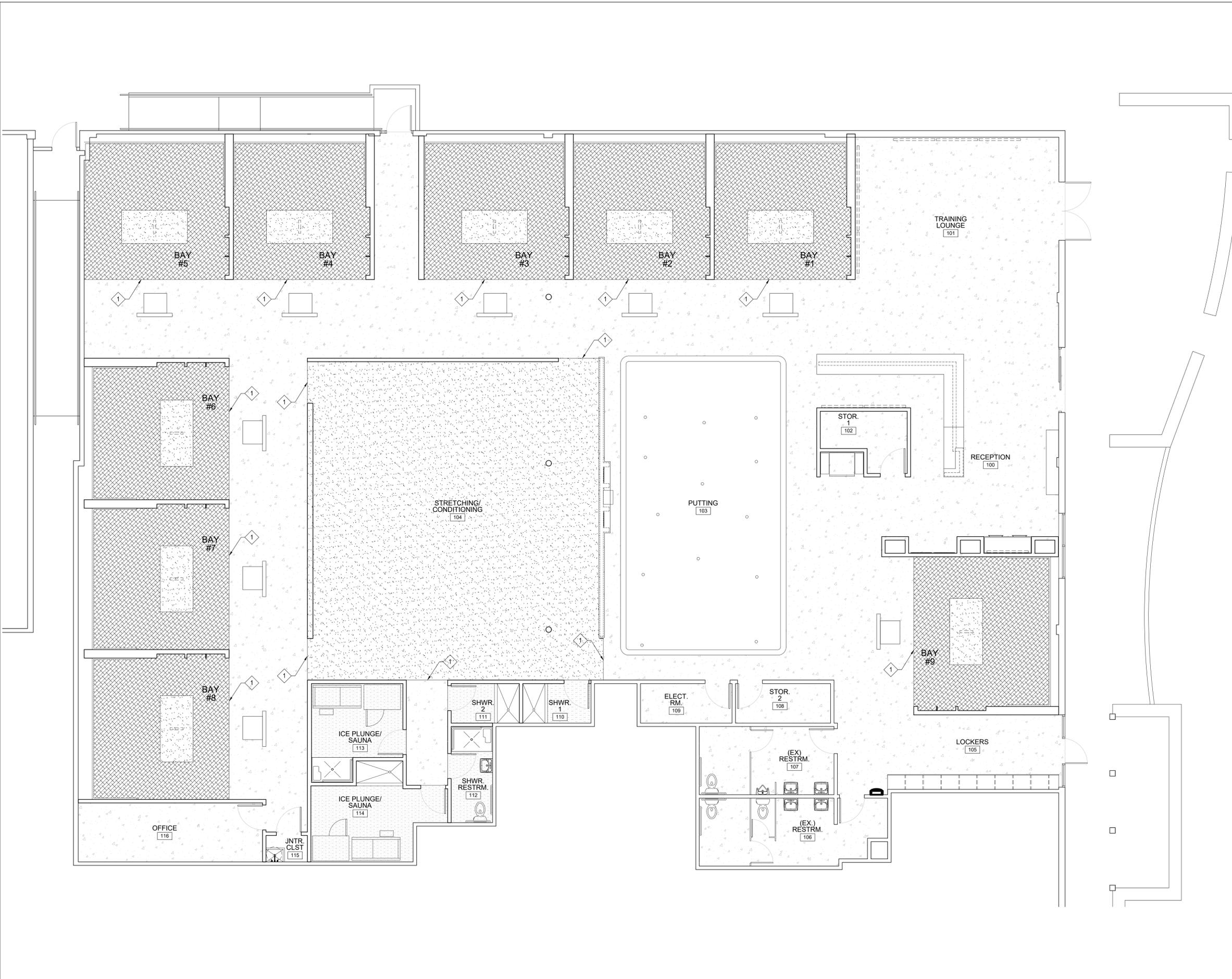
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<input type="checkbox"/>	CONSTRUCTION	

SHEET TITLE / CONTENTS

NOTES, KEYNOTES
AND LEGEND

PROJECT#: KSA-2337
FILE #:
SCALE: 3/16"=1'-0"
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A22



KEYNOTES

- 1 METAL TRANSITION STRIP

NOTES

- 1. ALL WALLS, CEILING, DUCTWORK, PIPES, CONDUIT, ETC. ABOVE 12 FT. A.F.F. TO BE PAINTED PNT-3.

1350 columbia street, suite 702
san diego, california 92101
tel: (619) 253-2742
fax: (619) 230-1089
email: kyle@ks-arch.com



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EL SEGUNDO CA 90245

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SHEET TITLE / CONTENTS

FINISH FLOOR PLAN
AND SCHEDULE

PROJECT#: KSA-2337
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SCALE: AS NOTED
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NORTH

SCALE
3/16"=1'-0"

FINISH FLOOR PLAN

A23

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	PAINTED TRIM			REMARKS
	MATERIAL	MATERIAL	SOUTH	WEST	NORTH	EAST	MATL	FINISH	TRIM	DOORS	
100 RECEPTION	POL-1		PNT-1	PNT-1	PNT-1	PNT-1	OPEN		-	-	
101 TRAINING LOUNGE	POL-1		PNT-1	PNT-1	PNT-1	PNT-1	OPEN		-	-	
102 STORAGE	POL-1		PNT-1	PNT-1	PNT-1	PNT-1	PNT-2	PNT-1	PNT-1		
103 PUTTING AREA	CUSTOM		-	-	-	-	OPEN				
104 STRETCHING/CONDITIONING	T-1		PNT-1	PNT-1	PNT-1	PNT-1	OPEN		-	-	
105 LOCKERS	POL-1		PNT-1	PNT-1	PNT-1	PNT-1	OPEN		-	-	
106 RESTROOM	POL-1		CT-4	CT-3	CT-3	CT-3	PNT-2	PNT-1	PNT-1		
107 RESTROOM	POL-1		CT-3	CT-3	CT-4	CT-3	PNT-2	PNT-1	PNT-1		
108 STORAGE 2	POL-1		PNT-1	PNT-1	PNT-1	PNT-1	PNT-2		-	-	
109 ELECTRICAL RM.	POL-1		PNT-1	PNT-1	PNT-1	PNT-1	PNT-2		-	-	
110 SHOWER 1	POL-1		CT-3	CT-4	CT-3	CT-3	PNT-2	PNT-1	PNT-1		
111 SHOWER 2	POL-1		CT-3	CT-4	CT-3	CT-3	PNT-2	PNT-1	PNT-1		
112 SHOWER/RESTROOM	POL-1		CT-3	CT-4	CT-3	CT-3	PNT-2	PNT-1	PNT-1		
113 ICE PLUNGE/SAUNA 1	POL-1		CT-3	CT-4	CT-3	CT-3	PNT-2	PNT-1	PNT-1		
114 ICE PLUNGE/SAUNA 2	POL-1		CT-3	CT-4	CT-3	CT-3	PNT-2	PNT-1	PNT-1		
115 JANITOR CLOSET	POL-1		PNT-1	PNT-1	PNT-1	PNT-1	PNT-2		-	-	
116 OFFICE	POL-1		PNT-1	PNT-1	PNT-1	PNT-1	PNT-2	PNT-1	PNT-1		
BAY 1	T-1 / T-2		PNT-3	PNT-3	PNT-1						PROVIDE LEVEL 5 FINISH ON NORTH WALL
BAY 2	T-1 / T-2		PNT-2	PNT-3	PNT-3						PROVIDE LEVEL 5 FINISH ON NORTH WALL
BAY 3	T-1 / T-2		PNT-1	PNT-3	PNT-2						PROVIDE LEVEL 5 FINISH ON NORTH WALL
BAY 4	T-1 / T-2		PNT-3		PNT-1	PNT-3					PROVIDE LEVEL 5 FINISH ON WEST WALL
BAY 5	T-1 / T-2		PNT-2		PNT-3	PNT-3					PROVIDE LEVEL 5 FINISH ON WEST WALL
BAY 6	T-1 / T-2		PNT-3	PNT-3	PNT-1						PROVIDE LEVEL 5 FINISH ON NORTH WALL
BAY 7	T-1 / T-2		PNT-2	PNT-3	PNT-3						PROVIDE LEVEL 5 FINISH ON NORTH WALL
BAY 8	T-1 / T-2		PNT-1	PNT-3	PNT-2						PROVIDE LEVEL 5 FINISH ON NORTH WALL
BAY 9	T-1 / T-2		PNT-3		PNT-1	PNT-3					PROVIDE LEVEL 5 FINISH ON WEST WALL

GENERAL NOTES

1. SEE INTERIOR ELEVATIONS FOR MORE DETAIL.
2. PROVIDE TILE BACKER BOARD BEHIND ALL TOILETS, URINALS AND SINKS.
3. ALL PLUMBING FIXTURES TO BE CAULKED WITH CLEAR SILICONE SEALANT.
4. USE SEMI GLOSS PAINT FINISH AT DOORS AND DOOR FRAMES.
5. PROVIDE LEVEL "4" SMOOTH GYPSUM WALLBOARD FINISH ON ALL WALLS AND CEILINGS, EXCEPT WHERE DUNE PANELS ARE INSTALLED.
6. ALL GROUT TO CONTAIN ACRYLIC ADDITIVE SEALER.
7. NO MATERIAL SUBSTITUTIONS WILL BE ACCEPTED.
8. WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC T-803.13.

FINISH NOTES

1. ALL INTERIOR FINISH MATERIAL APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.

CLASS A - FLAME SPREAD INDEX 0-25, SMOKE DEVELOPED INDEX 0-450
CLASS B - FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 0-450
CLASS C - FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450
2. INTERIOR FINISHES AT ALL INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS SHALL BE CLASS B MINIMUM.
3. INTERIOR FINISHES AT ALL CORRIDOR AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS SHALL BE CLASS B MINIMUM.
4. INTERIOR FINISHES AT ALL ROOMS AND ENCLOSED SPACES INCLUDING THE LOBBY SHALL BE CLASS C MINIMUM.
5. ALL DIFFUSERS, GRILLS AND REGISTERS IN OPEN CEILINGS TO BE PAINTED PNT-3, TRICORN BLACK. ALL THOSE IN GYP. BD. CEILING TO BE WHITE.

FINISH SPECS

<u>PAINT</u>	
PNT-1	SHERWIN WILLIAMS SW 7073 NETWORK GREY - SATIN
PNT-2	SHERWIN WILLIAMS SW 7005 PURE WHITE - SEMI-GLOSS
PNT-3	SHERWIN WILLIAMS SW 6256 TRICORN BLACK - MATTE
<u>POLISHED CONCRETE</u>	
POL-1	POLISHED SEALED CONCRETE NO COLOR ADDED
<u>COUNTERTOPS</u>	
CT-1	SILESTONE ET CALCUTTA GOLD OR APPROVED EQUAL FIRE RATING (NON-COMBUSTIBLE)
<u>CABINETS</u>	
CAB-1	WILSONART BLACK 1595 AT CLUB STATION FIRE RATING: CLASS A
CAB-2	WILSONART CALCUTTA MARBLE 4925 AT ALL OTHER CABINETS FIRE RATING: CLASS A
CAB-3	TILE BAR ENSO ASH BEIGE 24x48 RIBBED MATTE
<u>ARTIFICIAL TURF</u>	
T-1	SYNLAWN - SYNRYE 200 COLOR: TURF GREEN AT STRETCHING/CONDITIONING AND DRIVING AREA IN BAYS FIRE RATING: CLASS A
T-2	SYNLAWN - SYNPLAY 60 COLOR: BLACK BAYS OUTSIDE OF DRIVING AREA FIRE RATING: CLASS A
<u>CUSTOM PANEL</u>	
CP-1	MODULAR ARTS DUNE OR APPROVED EQUAL AT OUTSIDE STRETCHING OF STRETCHING/CONDITIONING WALLS AND FRONT OF RECEPTION DESK FIRE RATING: CLASS A
<u>FIBER REINFORCED PLASTIC</u>	
FRP-1	CRANE COMPOSITES GLASBOARD WITH SURFASEAL 85 SMOOTH WHITE FIRE RATING: CLASS A
<u>GYPSUM BOARD</u>	
GYP-1	USG SHEETROCK FIRECODE X PANELS FIRE RATING: CLASS A
<u>CERAMIC TILE</u>	
CT-1	TILEBAR ENSO RIBBED ASH 24x48 FLUTTED, MATTE
CT-2	DALTILE RS30 MODERN WHITE RECTANGLE UNLUTED, GLOSSY
CT-3	ARIZONA TILE FUTURA IVORY 12x24, STACKED VERTICAL
CT-4	ARIZONA TILE ARDESIA BLACK 12x24, STACKED HORIZONTAL

kyle stephens & associates, inc.

1350 columbia street, suite 702
san diego, california 92101
tel: (619) 253-2742
fax: (619) 230-1089
email: kyle@ks-arch.com



CONSULTANT:

CLIENT:

STUDIO GOLF

2201 PARK PLACE, STE. 200
EL SEGUNDO CA 90245

PROJECT:

**STUDIO GOLF EL SEGUNDO
INTERIOR TENANT IMPROVEMENT**

2201 PARK PLACE, STE. 200
EL SEGUNDO CA 90245

REVISION	ITEM	DATE

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<input type="checkbox"/> PLAN CHECK 1	_____
<input type="checkbox"/> BIDDING	_____
<input checked="" type="checkbox"/> PLAN CHECK 2	1-19-24
<input type="checkbox"/> CONSTRUCTION	_____

SHEET TITLE / CONTENTS

NOTES, SCHEDULES,
AND SPECIFICATIONS

PROJECT#: KSA-2337
FILE #: _____
SCALE: AS NOTED
DRAWN BY: RR
DATE DRAWN: _____
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A24



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<input type="checkbox"/>	BIDDING	
<input checked="" type="checkbox"/>	PLAN CHECK 2	1-19-24
<input type="checkbox"/>	CONSTRUCTION	

SHEET TITLE / CONTENTS

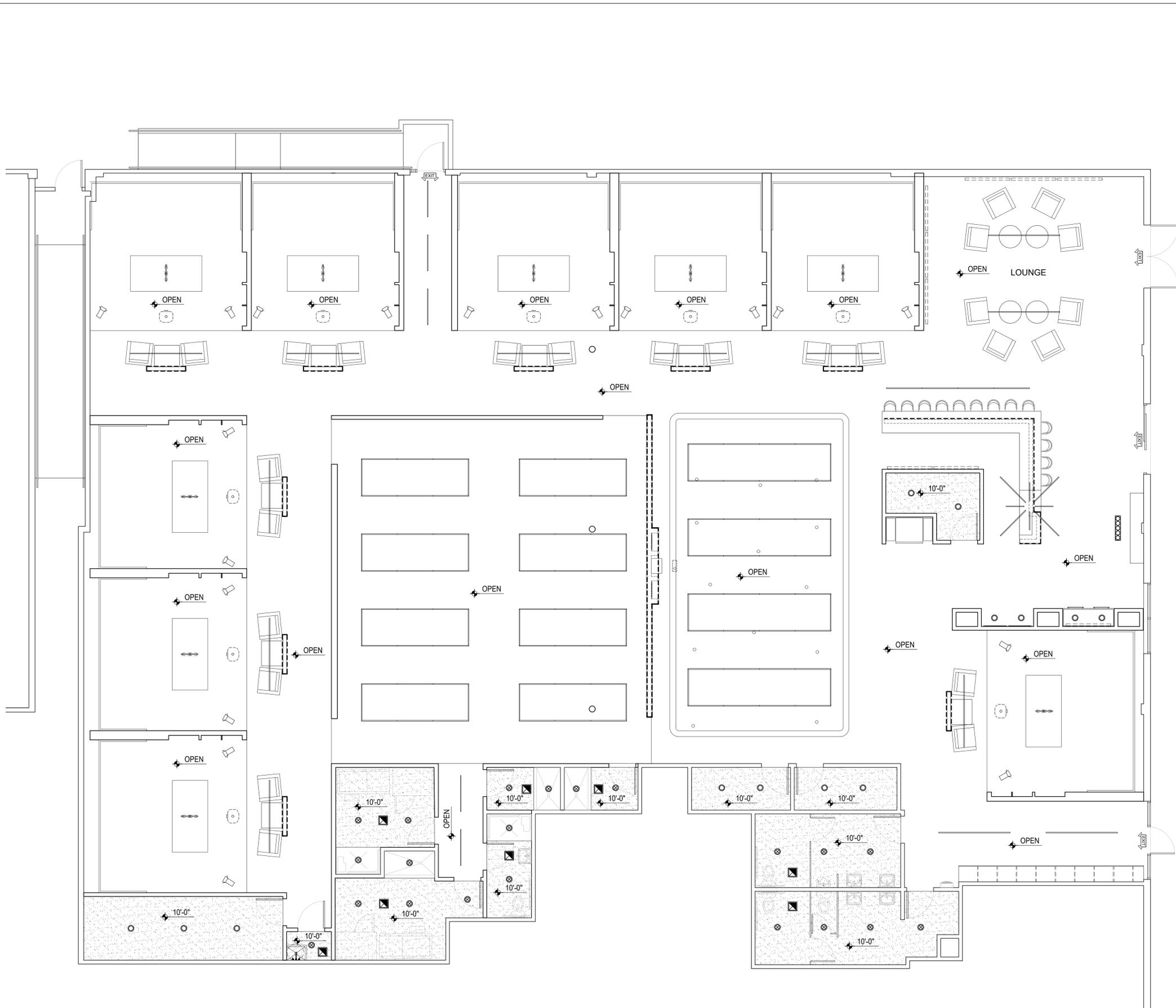
REFLECTED CEILING PLAN

PROJECT#: KSA-2337
 FILE #:
 SCALE: 3/16"=1'-0"
 DRAWN BY: RR
 DATE DRAWN: 8-27-14
 CHECKED BY: KDS



NORTH

SCALE
 3/16"=1'-0"



CEILING LEGEND

- GYP. BOARD CEILING
- RECESSED CAN LIGHT FIXTURE (SEE ELECTRICAL DWGS.)
- EXHAUST FAN (SEE MECHANICAL DWGS.)
- +00'-0" HEIGHT OF CEILING OR CEILING SOFFIT (A.F.F.)

GENERAL NOTES

1. LIGHT FIXTURES SHOWN ON REFLECTED CEILING PLAN ARE SHOWN FOR LOCATION AND COORDINATION ONLY. SEE ELECTRICAL DRAWINGS FOR COMPLETE LIGHT FIXTURE SCHEDULE.
2. FOR DIFFUSER AND EXHAUST FAN LOCATIONS SEE MECHANICAL DRAWINGS.
3. PROVIDE R-19 UNFACED BATT INSULATION IN ALL NEW CEILING LOCATIONS.
4. ALL ELEVATION CALL-OUTS ARE MEASURED FROM THE LOWEST FINISH FLOOR.
5. THE PATH OF TRAVEL TO AND WITHIN EXITS WITHIN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011. EXIT SIGNS SHALL READILY BE VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET (30480 MM) FROM THE NEAREST VISIBLE SIGN.
6. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FT. CANDLES (84 kw) FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE AN EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE.
7. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.

REFLECTED CEILING PLAN

A31

HARDWARE LEGEND					
	HG-1	HG-2	HG-3	HG-4	HG-5
HINGES	QTY=3	QTY=3	QTY=3	QTY=3	
CLOSERS	QTY=1	N.R.	N.R.	QTY=1	
LOCKSET FUNCTION	1 PASSAGE	1 OFFICE	1 STORAGE	1 PASSAGE	
PANIC DEVICE	N.R.	N.R.	N.R.	N.R.	
AUTO FLUSH BOLT	N.R.	N.R.	N.R.	N.R.	
WALL STOP	QTY=1	QTY=1	QTY=1	QTY=1	
FLOOR STOP	N.R.	N.R.	N.R.	N.R.	
DOOR SILENCER	N.R.	N.R.	N.R.	N.R.	
SMOKE SEAL	N.R.	N.R.	N.R.	N.R.	
KICKPLATE	QTY=1	QTY=1	QTY=1	QTY=1	
ALARM CONTROL	N.R.	N.R.	N.R.	N.R.	
ACCESS CONTROL	N.R.	N.R.	N.R.	N.R.	

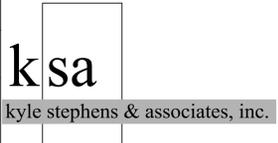
HARDWARE KEY	
HINGES:	IVES, SATIN CHROME
CLOSERS:	LCN, PAINTED ALUMINUM
LATCHSET/LOCKSET:	SCHLAGE, SATIN CHROME FINISH
PANIC DEVICE:	VON DUPRIN OR EQUAL
AUTOMATIC FLUSH BOLTS:	GLYNN-JOHNSON FB41 W/ DP2 DUSTPROOF STRIKE, COR-1 COORDINATOR, OR EQUIVALENT
WALL STOP:	IVES, SATIN STAINLESS STEEL FINISH
FLOOR STOP:	IVES, SATIN STAINLESS STEEL FINISH
DOOR SILENCER:	IVES, BLACK
SMOKE & DRAFT SEAL:	PEMCO S88D OR EQUIVALENT
KICKPLATE:	IVES, SATIN STAINLESS STEEL
ACCESS CONTROL:	LIFTMASTER INFINITY S, OR EQUIVALENT

DOOR NOTES	
1.	LATCHING, OR LOCKING DOORS IN A PATH OF TRAVEL SHALL OPERATE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS OR PUSH PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
2.	DOOR CLOSER, IF PRESENT MUST BE SET SO THAT IT TAKES DOOR AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70° TO WITHIN 3° OF THE LATCH.
3.	EFFORT TO OPERATE DOORS WITHIN PRESSURES ALLOWED: INTERIOR DOORS - 5lbs. MAXIMUM PRESSURE TO OPERATE EXTERIOR DOORS - 8½ lbs. MAXIMUM PRESSURE TO OPERATE FIRE DOORS - 15 lbs. MAXIMUM PRESSURE TO OPERATE
4.	THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
5.	DOORS LOCATED IN A 1-HOUR CORRIDOR, SHALL BE PROTECTED BY A TIGHT FITTING, SELF CLOSING SMOKE AND DRAFT CONTROL DOOR LABEL ASSEMBLY WITH A RATING OF 20 MINUTES.
6.	CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENING SIZES PRIOR TO ORDERING.
7.	PROVIDE DOOR BOTTOMS AND EXIT SADDLES ON ALL EXTERIOR DOORS.
8.	ALL EXITS ARE TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
9.	ALL EGRESS/EXIT DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE PER SECTION 1008.1.2
10.	GLAZING WITHIN A 24" ARC OF EITHER SIDE OF DOORS, ADJACENT TO A WALKING SURFACE (GREATER THAN 9 FEET, LESS THAN 18 INCHES FROM THE FLOOR AND GREATER THAN 36 INCHES FROM THE FLOOR), MUST BE OF SAFETY GLAZING MATERIAL.
11.	AT MAIN EXIT DOOR A READILY VISIBLE DURABLE SIGN WILL BE POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" PER CFC 1010.1.9.3. THE LOCKING DEVICE IS READILY DISTINGUISHED AS LOCKED. THE LOCKS SHALL BE KEY OPERATED AND NOT A THUMB LATCH.
12.	OPERABLE PARTS OF HARDWARE FOR DOORS SHALL BE 34 IN MINIMUM TO 44 IN MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. CBC 11B-404.2.7

DOOR SCHEDULE																	
DOOR NO.	ROOM NAME/NUMBER	DOOR						FRAME						LABEL	HARDWARE	REMARKS	
		SIZE			TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	DETAILS						
		WDTH.	HGT.	THK.							HEAD	JAMB	THRSHLD.				
100A	PRIMARY ENTRANCE	2)	4'-0"	7'-0"		C											NEW AUTO SLIDING TO MATCH EXISTING BREAKAWAY PANELS
100B	REAR EXIT		3'-0"	7'-0"		A											EXIST'G. EXIT SEE DOOR NOTE 11 PANIC HDWR.
101	TRAINING LOUNGE	2)	3'-0"	7'-0"		A											EXIST'G. EXIT SEE DOOR NOTE 11 PANIC HDWR.
102	STORAGE		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			EXIST'G. EXIT SEE DOOR NOTE 11 PANIC HDWR.
105	LOCKERS		3'-0"	7'-0"		A											
106	RESTROOM		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			
107	RESTROOM		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			
108	STORAGE		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			
109	ELECTRICAL RM.		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			
110	SHOWER 1		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			
111	SHOWER 2		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			
112	SHWR./RESTROOM		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			
113	ICE PLUNGE/SAUNA 1		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			
114	ICE PLUNGE/SAUNA 2		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			
115	JANITOR CLOSET		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			
116	OFFICE		3'-0"	7'-0"	1-3/4"	B	SC	A	A	HM	C	10/A6-1	11/A6-1	9/A6-1			

DOOR & FRAME FINISH LEGEND	
	PAINT - PNT-2 SEMI-GLOSS
FRAME MATERIAL	
SF	ALUMINUM STOREFRONT FRAME
HM	HOLLOW METAL FRAME
DOOR MATERIAL	
AL/GL	ALUMINUM AND GLASS STOREFRONT DOOR (WIDE STILE TYP.)
FW	FRAME WIDTH
HM	HOLLOW METAL DOOR
MTL	METAL
PR	PAIR
SC	SOLID CORE WOOD DOOR

DOOR TYPES			FRAME TYPES	
1/4" = 1'-0"			1/4" = 1'-0"	
<p>A STOREFRONT (EXISTING)</p>			<p>B SOLID CORE WOOD</p>	
<p>C STANLEY DURA-GLIDE 2000</p>			<p>A SINGLE WESTERN INTEGRATED W/ SQUARE CASINGS</p>	



1350 columbia street, suite 702
san diego, california 92101
tel: (619) 253-2742
fax: (619) 230-1089
email: kyle@ks-arch.com



CONSULTANT:

CLIENT:

STUDIO GOLF

2201 PARK PLACE, STE. 200
EL SEGUNDO CA 90245

PROJECT:

STUDIO GOLF EL SEGUNDO
INTERIOR TENANT IMPROVEMENT

2201 PARK PLACE, STE. 200
EL SEGUNDO CA 90245

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<input type="checkbox"/> CONSTRUCTION

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DOOR AND WINDOW SCHEDULES

PROJECT#: KSA-2337
FILE #:
SCALE: AS NOTED
DRAWN BY: RR
DATE DRAWN:
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A41



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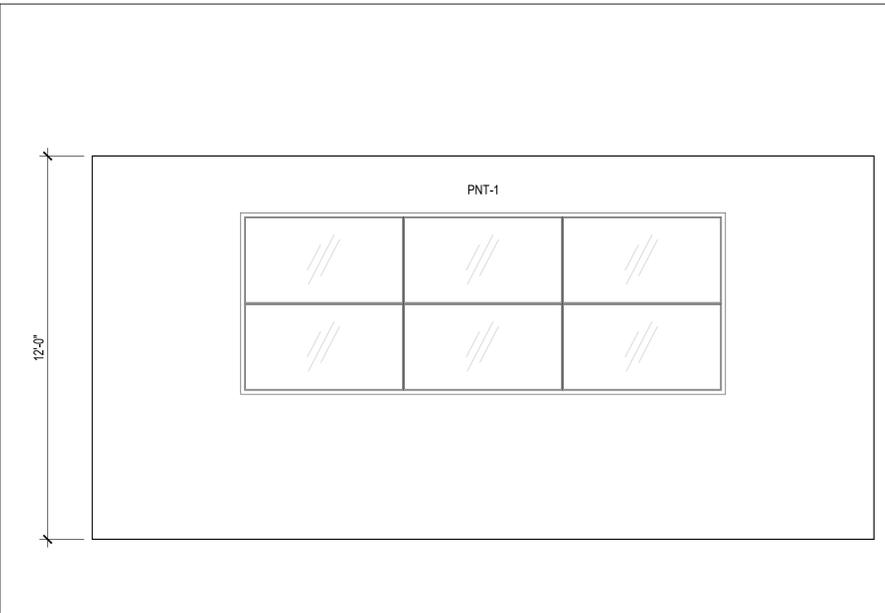
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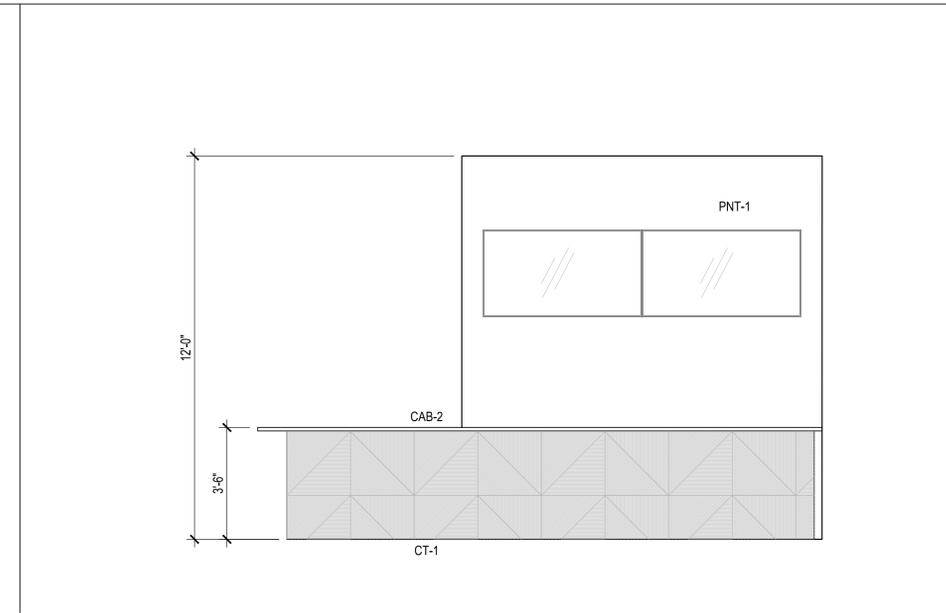
INTERIOR ELEVATIONS

PROJECT#: KSA-2337
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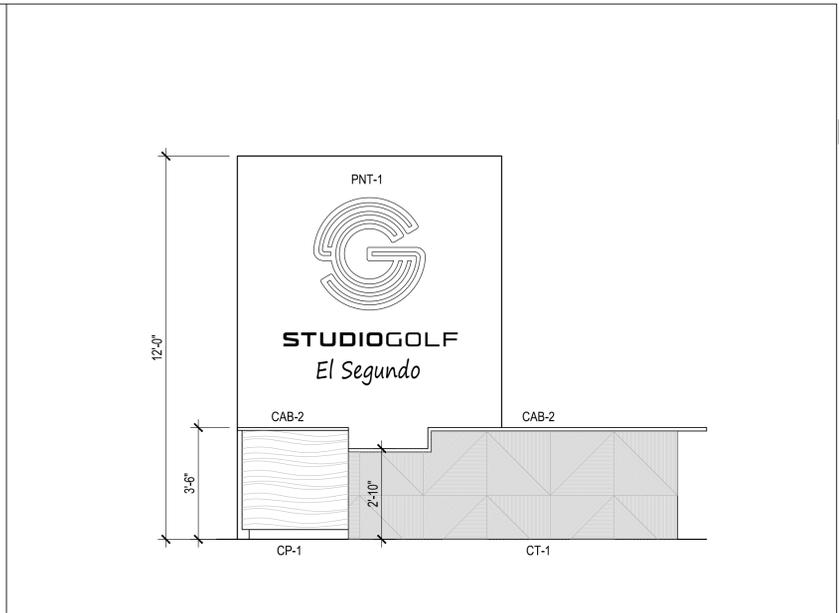
INTERIOR ELEVATION

SCALE
3/8"=1'-0" 3



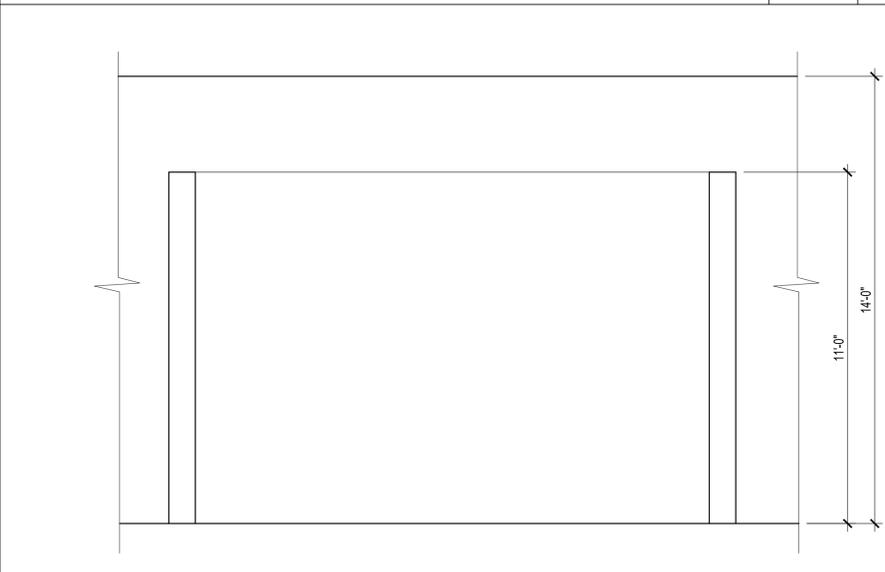
INTERIOR ELEVATION

SCALE
3/8"=1'-0" 2



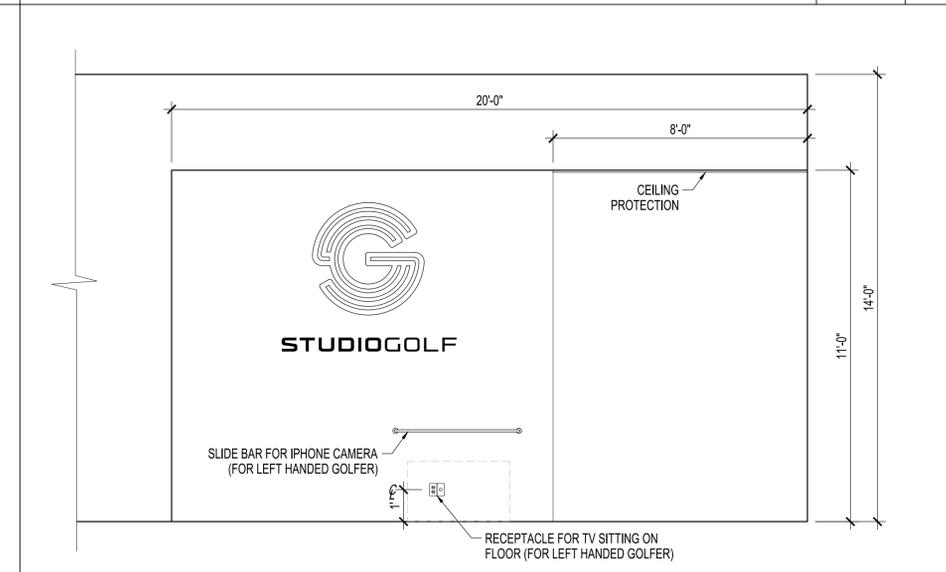
INTERIOR ELEVATION

SCALE
3/8"=1'-0" 1



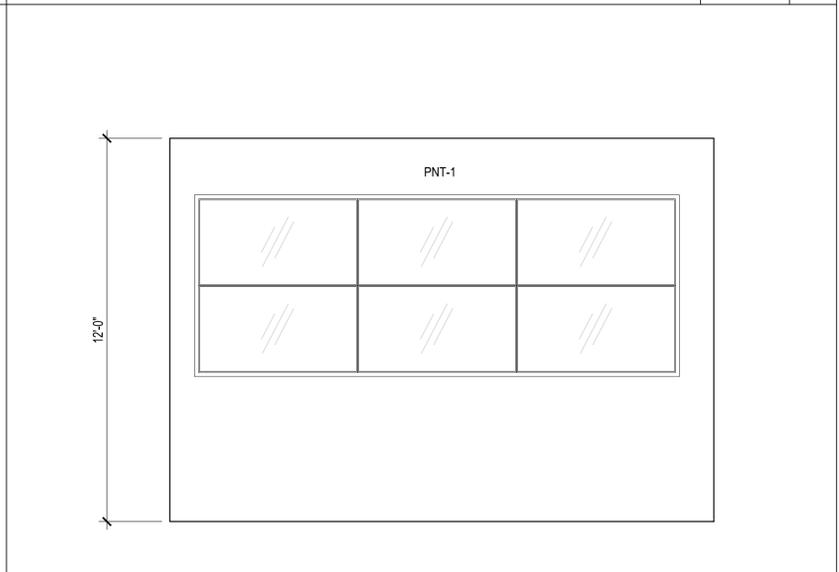
INTERIOR ELEVATION

SCALE
3/8"=1'-0" 6



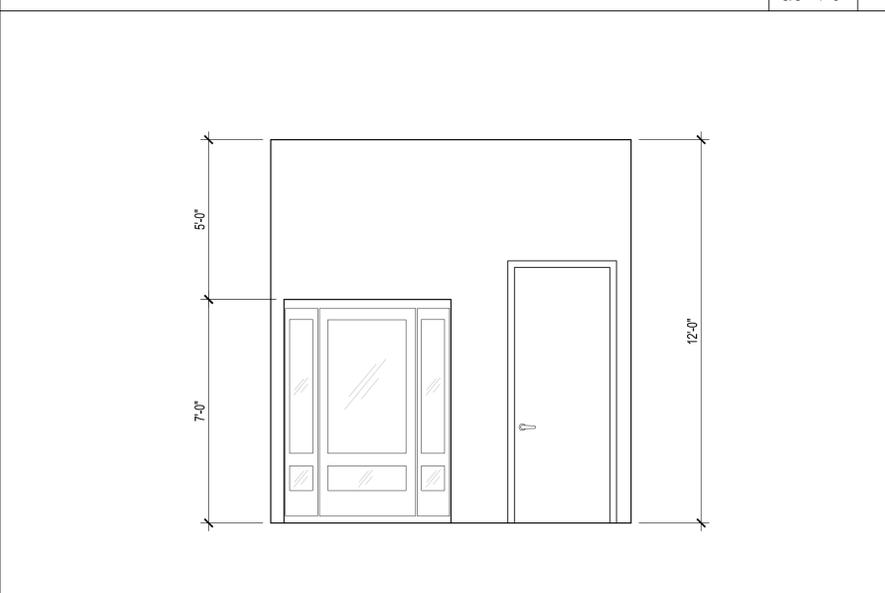
INTERIOR ELEVATION

SCALE
3/8"=1'-0" 5



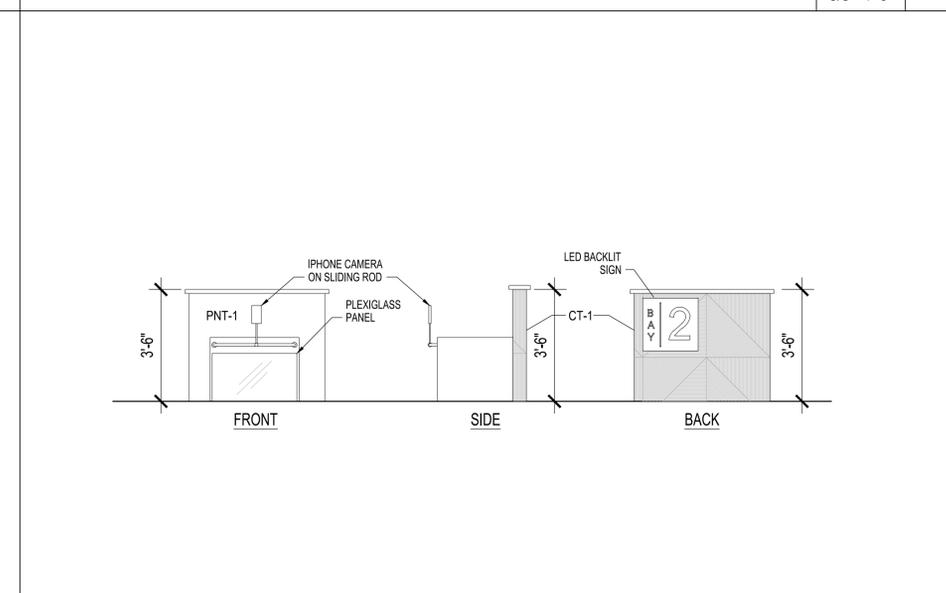
INTERIOR ELEVATION

SCALE
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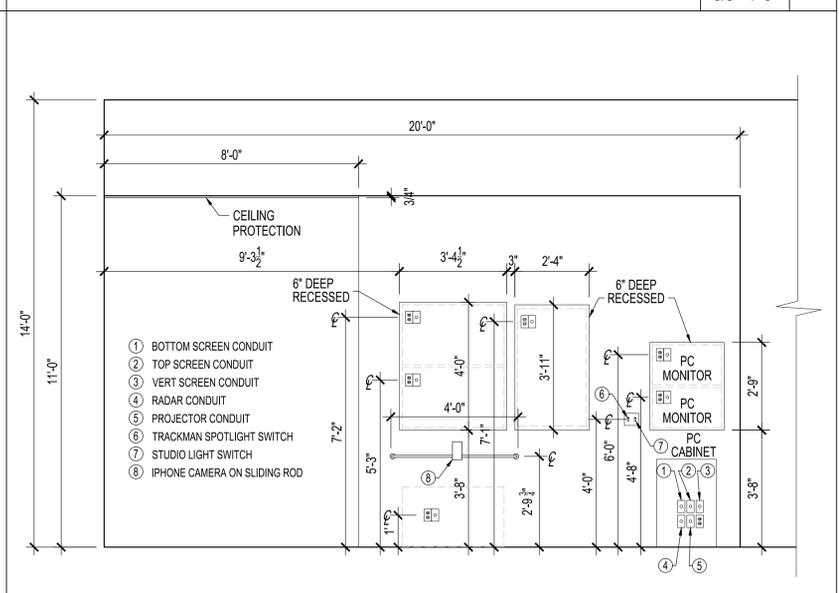
INTERIOR ELEVATION

SCALE
3/8"=1'-0" 9



TYP. BAY STATION

SCALE
3/8"=1'-0" 8



INTERIOR ELEVATION

SCALE
3/8"=1'-0" 7



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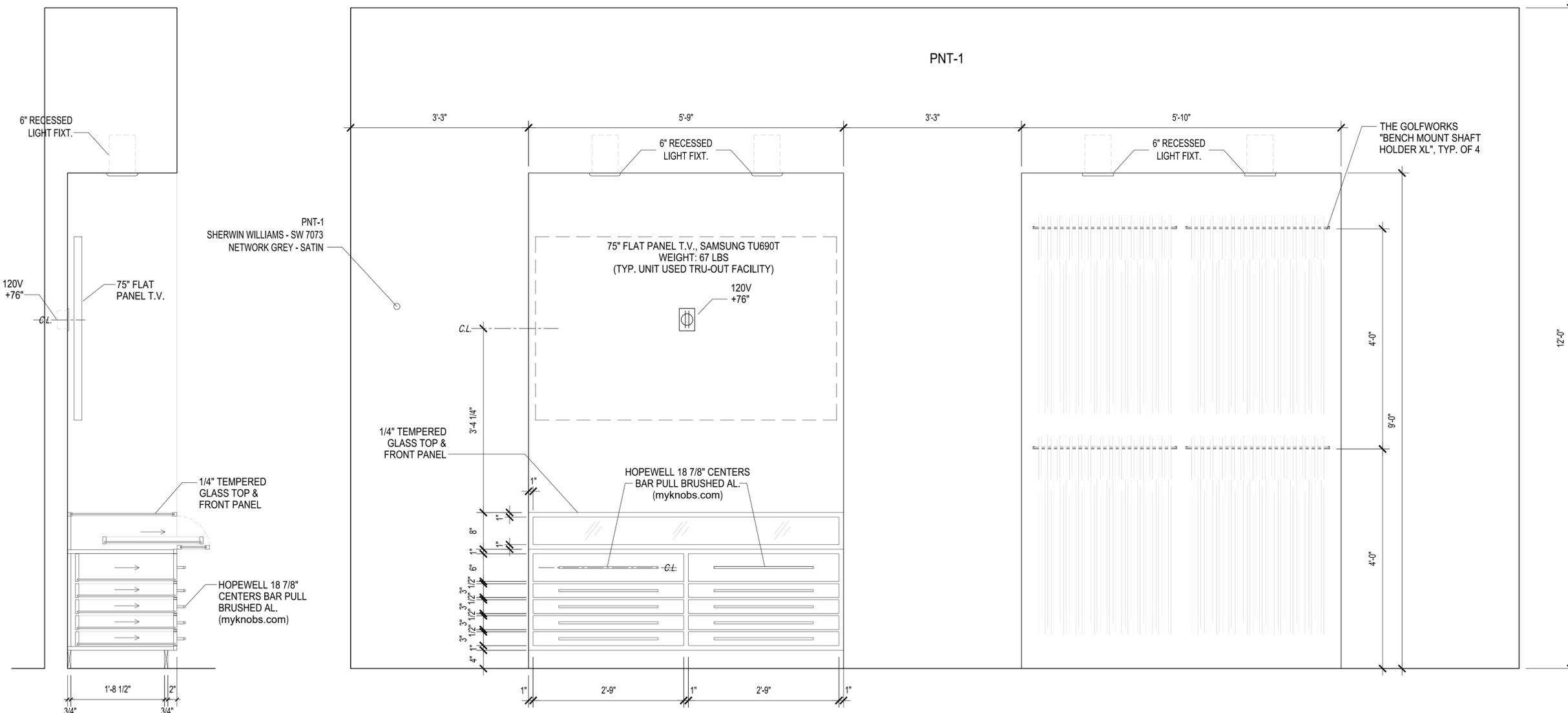
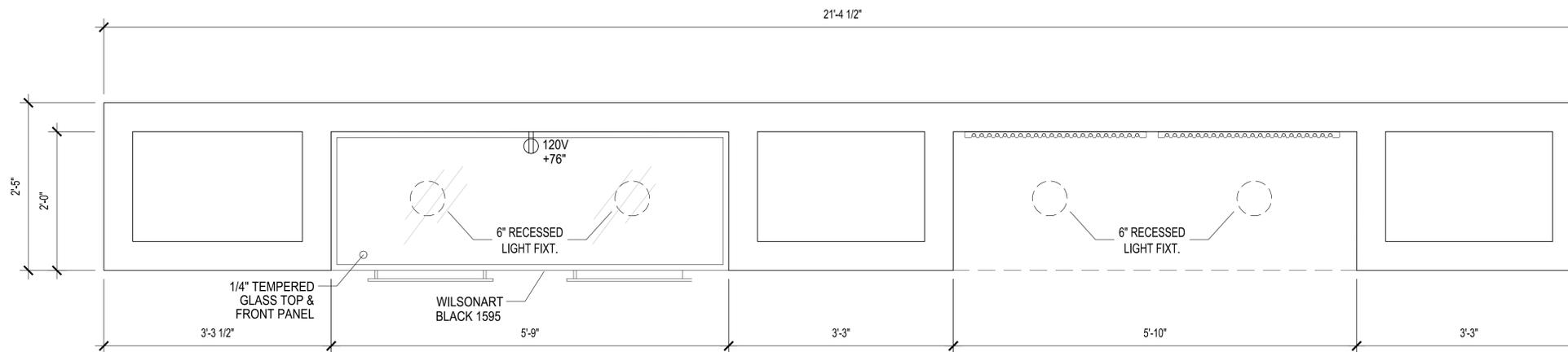
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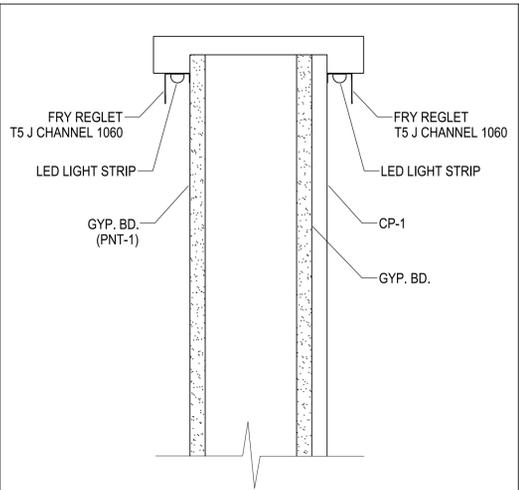


INTERIOR ELEVATION & PLAN VIEW

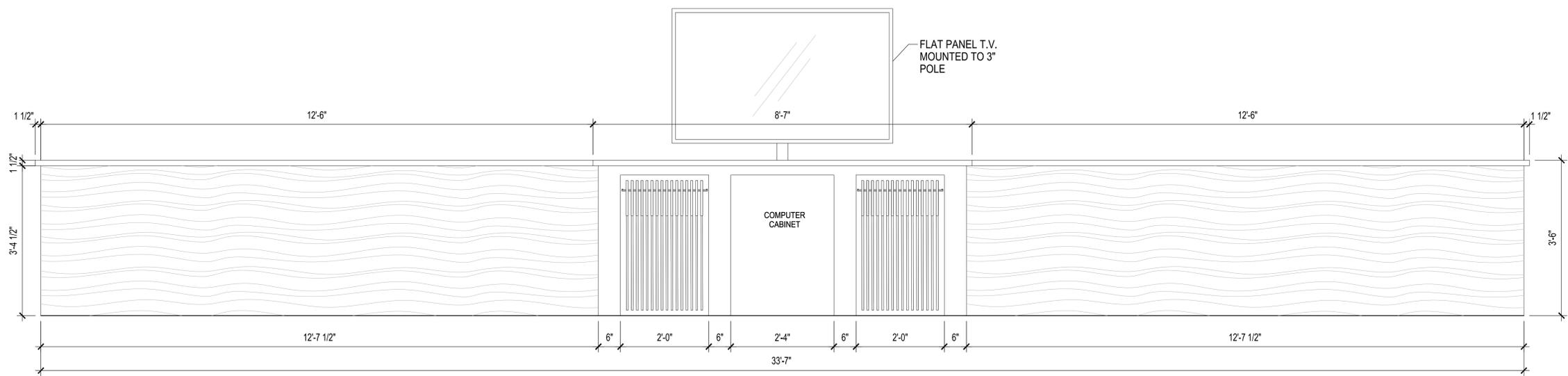
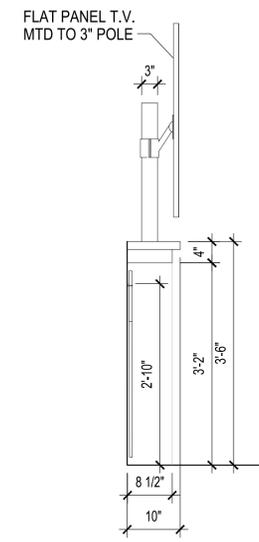
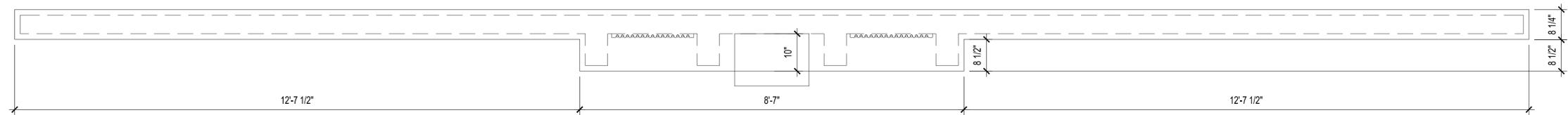
SCALE
 3/8"=1'-0"

1

A54



LIGHTING @ WALL CAP SCALE 1/2"=1'-0" 2



INTERIOR ELEVATION, FRONT, TOP & SIDE VIEWS

SCALE 3/4"=1'-0" 1

ksa

1350 columbia street, suite 702
 san diego, california 92101
 tel: (619) 253-2742
 fax: (619) 230-1089
 email: kyle@ks-arch.com



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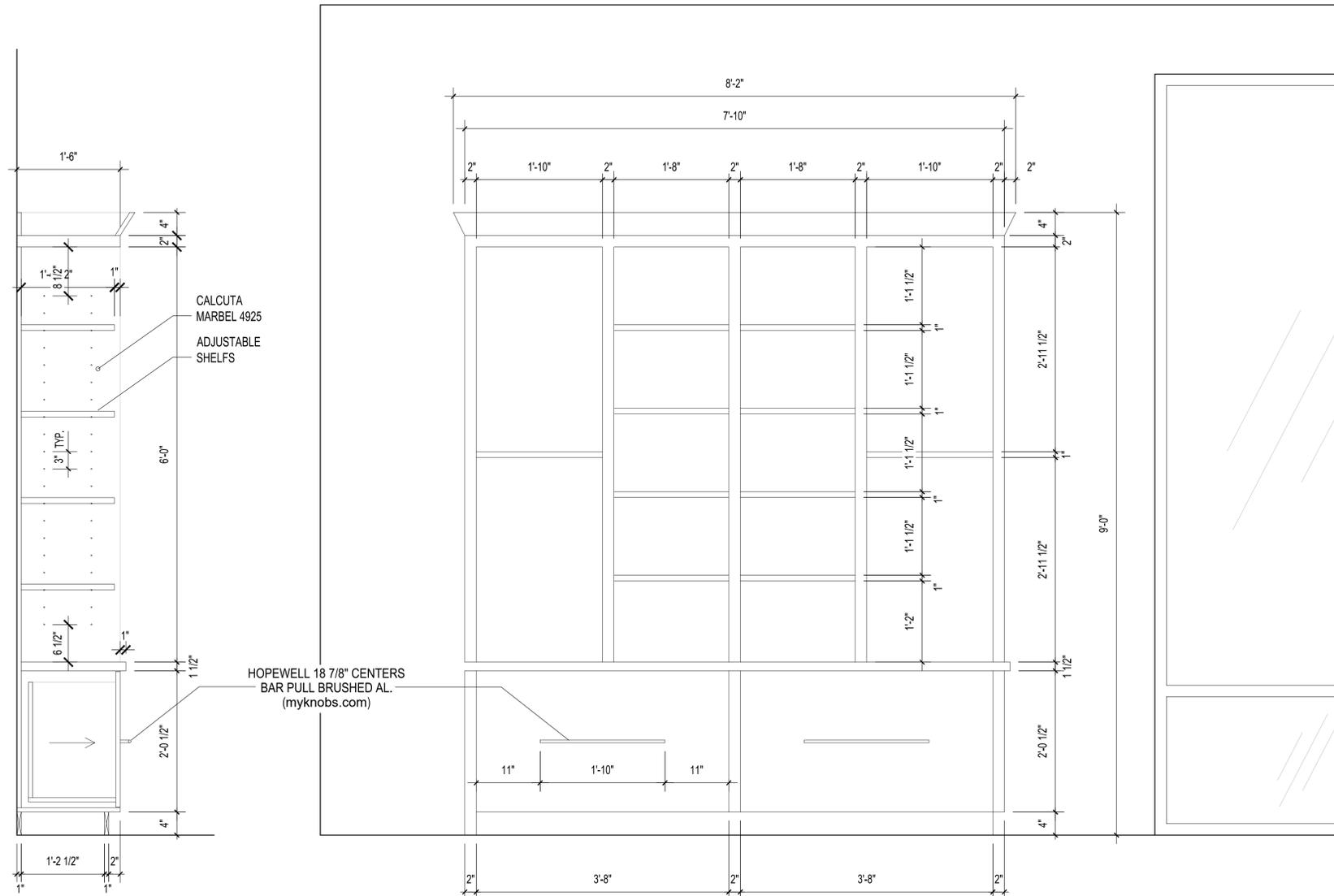
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RETAIL WALL ELEVATION

SCALE
 3/8"=1'-0"

1

A56



Planning Commission Agenda Statement

Meeting Date: August 14, 2025

Agenda Heading: NEW BUSINESS

Item Number: C.4

TITLE:

South Bay Cities Council of Governments (SBCCOG) Presentation on the City's Climate Action Plan and its 2019-2020 Greenhouse Gas Inventory.

RECOMMENDATION:

1. Receive and File the South Bay Cities Council of Governments (SBCCOG) Presentation on the City's Climate Action Plan and its 2019-2020 Greenhouse Gas Inventory.

FISCAL IMPACT:

None.

BACKGROUND:

On November 21, 2017, City Council adopted the City's Climate Action Plan (CAP). The City prepared the CAP in close coordination with the South Bay Cities Council of Governments (SBCCOG), which assisted several South Bay Cities in the preparation of their CAPs. One of the primary goals of the CAP was to substantially reduce the City's Greenhouse Gas (GHG) emissions, in compliance with Assembly Bills 32 and 1279. That state legislation aims to achieve statewide carbon neutrality by 2045 and to reduce GHG emissions by 85% compared to 1990 levels. El Segundo's specific CAP goals are the following:

- A 15% reduction of GHG emissions from 2005 levels by 2020
- A 49% reduction of GHG emissions from 2005 levels by 2035

DISCUSSION:

The SBCCOG has recently assisted El Segundo and other south bay cities with completing a GHG emissions inventory to assess whether we have met our 2020 GHG

El Segundo Climate Action Plan and Greenhouse Gas Inventory

August 14, 2025

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emissions reduction goals. The results of the assessment are part of the 2019-2020 Greenhouse Gas Emissions Inventory Update prepared by SBCCOG in coordination with City staff. The full Inventory Update is an attachment to this staff report. In brief, El Segundo has already met both its 2020 and 2035 GHG emissions reduction goals. SBCCOG staff will provide a more detailed presentation to the Planning Commission at its August 14, 2025 meeting.

CITY STRATEGIC PLAN COMPLIANCE:

N/A.

PREPARED BY:

Paul Samaras, AICP, Principal Planner

REVIEWED BY:

Eduardo Schonborn, AICP, Community Development Director

APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. El Segundo GHG Emissions Inventory 2019-2020 Update
2. El Segundo GHG Inventory Presentation

Prepared on 7/30/2025 by:



GREENHOUSE GAS EMISSIONS INVENTORY UPDATE 2019 & 2020

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Section 1: Introduction

1.1 – Inventory Purpose and Description

In 2006, Assembly Bill 32 was signed into state law to address rising greenhouse gas (GHG) levels in the atmosphere. The primary goal of the legislation was to encourage local jurisdictions to monitor their emissions and develop actionable reduction targets. Since then, the state of California has passed Assembly Bill 1279, which requires the state achieve carbon neutrality by 2045, as well as reduce statewide GHG emissions by 85% compared to 1990 levels. In response to state action, this report presents six years of historic GHG emissions inventories for the City of El Segundo, spanning 15 years, offering insights into various emission sources sectors and their variations over time. Inventory years include 2005, 2007, 2010, 2012, 2019, and 2020. The 2005 inventory year serves as a baseline, guiding the emission reduction targets set in the City of El Segundo’s Climate Action Plan (CAP). The city’s CAP serves as a guide in setting policies and related actions to reduce GHG emissions. Emissions for all inventories are reported in metric tons of carbon dioxide equivalents (MT CO₂e) to create a standard to measure and compare the impacts of different greenhouse gases. This report provides an update of emissions for the community, including municipal operations, for the years 2019 and 2020, comparing pre- and post-2020 COVID-19 pandemic operations. Due to the advent of COVID-19, the 2019 inventory year is a more accurate estimate of normal operations and should serve as the basis for future emission targets.

1.2 – Executive Summary and Key Findings

This section summarizes the City of El Segundo’s community emissions inventories for 2019 and 2020. The methodology and a detailed analysis are provided in subsequent sections of this report. Note that the municipal emissions are a subset of the community inventory. Some municipal sector data has been provided separately so that the city has a better understanding of their municipal operations’ contributions to GHG emissions. This information can be used to develop specific strategies for municipal operations.

The baseline year for comparing inventories and assessing progress is 2005. Emissions for the 2005 baseline were 603,456 MT CO₂e.

Emission Reduction Targets per City of El Segundo’s adopted Climate Action Plan are:
<ul style="list-style-type: none"> ● 2020: 15% reduction from 2005 levels ● 2035: 49% reduction from 2005 levels

Key Findings:

- **Total Emissions:** In El Segundo, the total GHG emissions amounted to 266,963 MT CO₂e in 2019 and 256,250 MT CO₂e in 2020.
- **Overall Trends and Climate Action Plan Goals:** Between 2005 and 2020, a span of 15 years, GHG emissions decreased by approximately 58%. Based on 2020 emissions levels, El Segundo has successfully met the 2020 and 2035 adopted reduction goals. As stated in Section 1.1, the 2020 inventory is not the best estimate of normal operations. However, El Segundo emissions also indicate a decrease of 56% in 2019 – still surpassing their adopted targets.

- **State Goals:** Importantly, emission targets at the State level have increased since the adoption of the city's CAP with the addition of new legislation, specifically AB 1279. The new legislation sets a goal for California to reduce emissions by 85% from 1990 levels by 2045. As the city looks to build on GHG reduction successes, new State targets should be considered.
- **Emissions by Year:**
 - In 2020, during the COVID-19 pandemic, community emissions decreased an additional 4% compared to 2019.
 - Additional declines in 2020 were also attributed to reduced vehicle trips.
 - The decrease of emissions in both 2019 and 2020 are largely driven by an increase in renewable electricity adoption, as well as a decline in natural gas consumption. Between 2005 and 2019 renewable energy use increased by 18.1%.
 - The introduction of Cap and Trade in 2012 has diverted large industry emitters to be regulated by the California Air Resources Board (CARB). As such, more significant reductions in the commercial sector have been observed.
- **Emissions by Sector (MT CO₂e):** The community emissions sectors considered in this inventory include Transportation & Mobile Sources, Commercial/Industrial Energy, Solid Waste, Residential Energy, Wastewater, and Fugitive.
 - In 2019, Commercial/Industrial Energy made up the largest portion of emissions (62%) among all sectors, with the second greatest portion being Transportation & Mobile Sources (26%). In 2020, Commercial/Industrial Energy was also greater than Transportation & Mobile Sources (69% and 19%, respectively).
 - Residential energy represented 7% of total emissions in 2019 and represented 8% of total emissions in 2020.
 - Solid Waste, Fugitive, and Wastewater sectors maintained similar percentages of total emissions across 2019 and 2020 (4%, 0.5%, and 0.03%, respectively).

Observations and Analysis:

- Based on the inventory findings, the City of El Segundo has successfully achieved its 2020 and 2035 Climate Action Plan goals.
- Reductions across Residential and Commercial/Industrial sectors are driven in part by an increase in renewable electricity use (18.1%) and energy efficiency (-15.0% electricity use and -39.0% natural gas use). In addition, the implementation of Cap & Trade in 2012 diverted a large portion of commercial emissions to state oversight through the California Air Resources Board (CARB).
- Between 2005 and 2019 there was a 69% decrease in transportation emissions, likely due to the introduction of cleaner fuels and an increased adoption of electric vehicles. Between 2019 and 2020 there was a 32% decrease in transportation emissions. This significant drop is attributable to the reduced vehicle trips that occurred during the COVID-19 lockdown.

Section 2: Inventory Overview

2.1 – Protocols and Methodologies

The emissions inventory for the City of El Segundo was completed following the U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions (USCP). The process included collecting available data, conducting calculations, and preparing analysis in the ICLEI ClearPath Tool. ClearPath is an industry-standard online software for completing GHG inventories, forecasts, climate action plans, and monitoring at the community-wide or government-operations scales. GHG inventories of both community-wide and government-operations are included in this report.

It is important to note that over time, emission inventory protocols and standards develop and change as the climate science community finds more effective ways of capturing data. As such, methodologies may change to reflect more advanced and accurate reporting methods. Updating an inventory may result in changes to the way each sector is collected and how it contributes to the overall inventory. For older inventory years, the fugitive sector was not included as the data did not exist. GHG emissions are influenced by a variety of factors, including some that are beyond the city's control. These include weather patterns, shifts in demographics, economic activity, and federal and state policies. In this inventory, there is a change in how community vehicle transportation data was collected, which is different from previous inventory years. The data was collected based on travel information, resulting in a more accurate accounting of emissions. In addition, per USCP recommendations, a new Fugitive emission sector was included, accounting for the emissions associated with gas leaks in the local natural gas distribution system.

2.2 – Emissions Sectors and Sources

GHG emitters with similar characteristics are categorized into larger groups known as sectors. Different sectors contribute to GHG emissions in unique ways. By breaking down emissions into sectors such as transportation, energy, industry, agriculture, and waste, analysts can better understand the specific sources and processes responsible for emissions. Depending on the operations being examined, sectors can vary. At the community scale, sectors include Energy (Residential, Commercial, and Industrial), Transportation, Solid Waste, and others. In contrast, municipal sectors include Buildings & Facilities, Street Lights & Traffic Signals, Vehicle Fleet, and Employee Commute, among others.

It is important to note that municipal operations are included in the community-scale emissions report. Since the City has more direct control over municipal operations, examining municipal performance as a subset of the community can help evaluate the effectiveness of local governments in achieving their outlined goals. The following subsections provide information on the sectors used in the community inventory and highlights what is included in the municipal emissions. This section also includes the data sources and methodologies employed.

Community Sectors

1. **Building Energy** is divided into two sectors:
 - a. Commercial/Industrial Energy includes emissions from electricity and natural gas consumption in non-residential buildings and facilities (including energy use related to water supply) in the city.

- b. Residential Energy includes emissions from electricity and natural gas consumption in residential buildings in the city.
2. **Transportation and Mobile Sources** includes emissions from vehicle fuel use in trips wholly within the city (in-boundary) and trips that either originate or end in the city (cross-boundary). Emissions from in-boundary trips are fully accounted for in the inventory, whereas only half of the emissions from cross-boundary trips are accounted for. Trips that pass through the city are not accounted for in the inventory because the city has little or no control of these emissions. As a result, this methodology reflects only trips or parts of trips within city borders that the city can affect.

This sector also includes transit vehicle miles traveled (VMT) from the Southern California Association of Governments' Regional Travel Demand Model, which uses the latest modeling data from their 2020 Regional Transportation Plan/Sustainable Communities Strategy and 2016 as their base year. After extrapolation by population to each inventory year, these transit VMT are used to estimate emissions.

3. **Solid Waste** was estimated using the Jurisdiction Reports provided by CalRecycle. This data was broken down and categorized into solid waste streams, based on their emissions characteristics. Using emissions factors provided by CalRecycle for each of the respective waste streams, the emissions were then estimated.
4. **Wastewater** includes emissions from treating wastewater generated in the community.
5. **Fugitive** emissions account for leakage in the local natural gas distribution system. The calculation is based on the total quantity of natural gas consumed and a leakage rate obtained from the Environmental Defense Fund (EDF) User Guide for Natural Gas Leakage Rate Modeling Tool.

Community Sector Exclusions and Methodological Notes

1. **Cap-and-Trade Emissions:** It is important to note that emissions covered under Cap-and-Trade systems are not included in this inventory. Cap and Trade includes electricity generators and large industrial facilities emitting 25,000 MT CO₂e or more annually. These industries are regulated and overseen by the California Air Resources Board. The emissions produced by these facilities are accounted for and reduced or offset under the Cap-and-Trade program.
2. **Transportation and Mobile Source:** For 2019 and 2020, off-road sector emissions were excluded. Off-road emissions include emissions from operating equipment for construction, commercial, light industrial and agricultural activities; lawn and garden equipment; and recreational vehicles such as all-terrain vehicles. Emissions from the off-road sector are included in this report under the Transportation and Mobile Source sector for the years 2005, 2007, 2010, and 2012. Off-road sector emissions contributed to less than 1% of El Segundo's community inventory for those respective years.
3. **Water:** For 2019 and 2020, water emissions were integrated into the commercial sector. This approach avoids double counting, as Southern California Edison (SCE) and SoCalGas aggregate the water pumping activity data within this sector. Additionally, this categorization is in-line with recommendations from ICLEI. It should be noted this is a change in methodology from previous

inventories. For 2005, 2007, 2010, and 2012, emissions from the water sector were disaggregated from the energy sector and reported separately.

4. **Solid Waste:** For 2019 and 2020, emissions resulting from alternative daily cover (ADC) were excluded. ADC is green waste (grass, leaves, and branches) that is used to cover landfill emissions. In past inventories, ADC comprised less than 1% of El Segundo's community inventory.
5. **Fugitive** emissions were not previously accounted for in the past inventories due to changes in reporting methods. These emissions attribute a small percentage to the overall GHG emissions (0.49% in 2019 and 0.46% in 2020).

Municipal Sectors

Municipal Energy activity was collected from the ENERGY STAR Portfolio Manager that is populated with energy use by utility meter. The emissions were calculated in the same way as community building energy and are further broken down into three sectors:

1. **Building & Facilities** include energy use by the government, including electricity and natural gas.
2. **City-Owned Outdoor Lights** include electricity for streetlights on fixtures owned by the city, traffic control signals, and outdoor lighting.
3. **Water Pumping & Irrigation** includes electricity and natural gas for water pumping and irrigation.

Municipal Vehicle Fleet & Equipment activity was collected by El Segundo staff and includes emissions from vehicles owned or operated by the city or contracted by the city for services, such as street cleaning. It also includes equipment, such as mowers and chippers.

Municipal Sector Exclusions and Methodological Notes

While all emissions are included in the community inventory, emissions from two Municipal Sectors were excluded from the municipal inventory. To have a complete municipal inventory, these sectors should be included:

1. **Employee Commute** includes emissions from fuel use in vehicle trips by municipal employees commuting to and from work in the city.
2. **Solid Waste** includes emissions from waste generated by municipal employees or at municipally owned facilities.

Section 3: Data and Analysis

3.1 – Community Emissions

The community inventory includes the GHG emissions that result from activities within city boundaries. The City of El Segundo’s community GHG emissions amounted to 266,963 MT CO₂e in 2019 and 256,250 MT CO₂e in 2020 (Table 1). This represents a 55.76% and 57.54% reduction in GHG emissions from the City’s 2005 baseline, respectively. El Segundo has surpassed its 2020 and 2035 emissions reduction goals.

Table 1. *El Segundo Historical Community GHG Emissions in MT CO₂e*

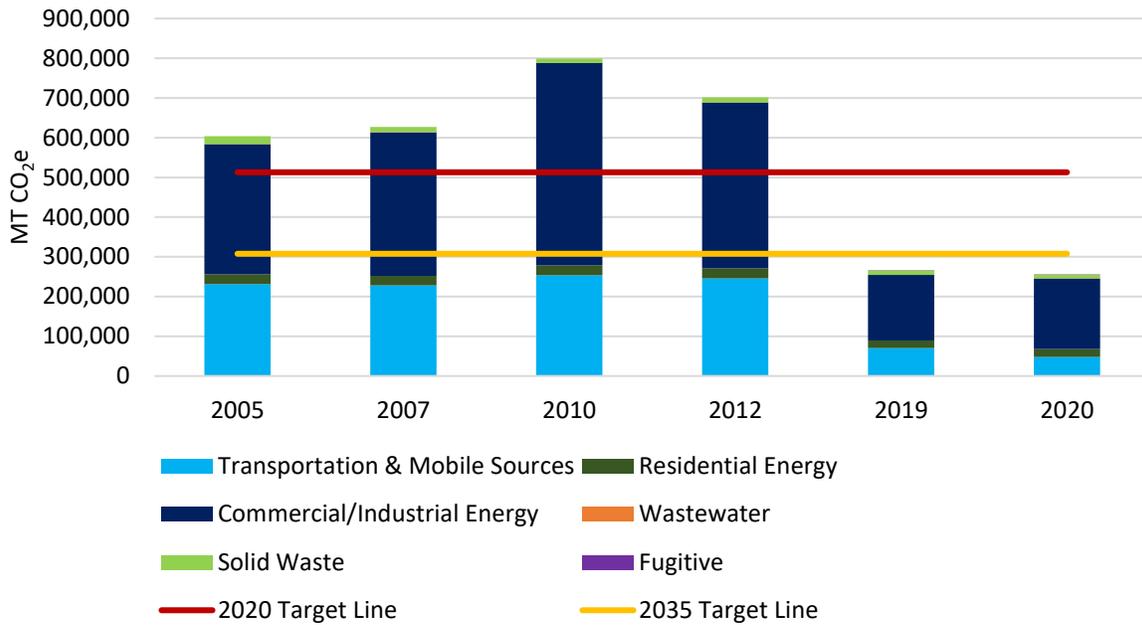
Community GHG Emissions in MT CO ₂ e						
	2005	2007	2010	2012	2019	2020
Transportation & Mobile Sources ¹	231,682	227,732	253,961	246,134	70,692	48,156
Residential Energy	24,758	24,415	24,803	25,392	18,590	20,043
Commercial/Industrial Energy	327,488	361,703	509,190	417,367	165,095	177,676
Water ²	166	78	30	33	See footnote	See footnote
Wastewater	65	51	51	51	86	83
Solid Waste	19,297	13,218	11,014	12,350	11,202	9,108
Fugitive	N/A	N/A	N/A	N/A	1,298	1,184
Total	603,456	627,197	799,049	701,327	266,963	256,250

¹ Transportation & Mobile Sources includes off-road sector emissions for 2005, 2007, 2010, and 2012, but excludes off-road sector emissions for 2019 and 2020. For more explanation, see Section 2.2.

² For 2019 and 2020, water sector emissions are included in the commercial/industrial energy sector to avoid double counting. For more explanation on this change in methodology, see Section 2.2.

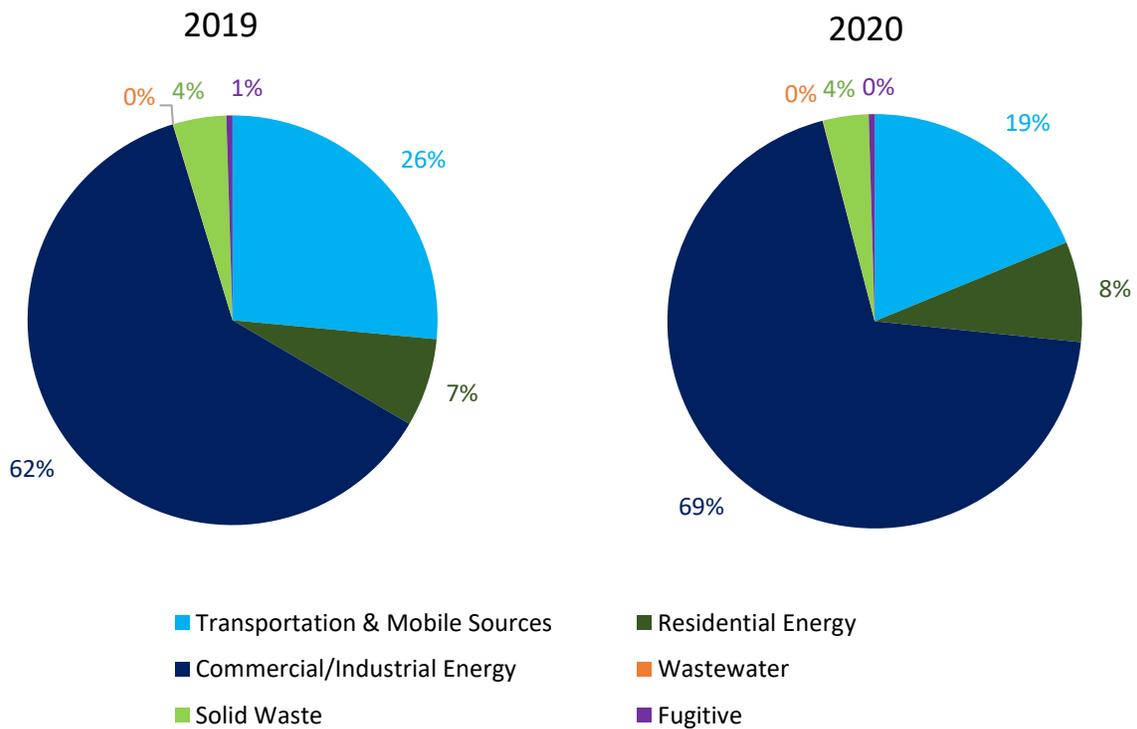
Figure 1 shows the community emissions for all inventory years, with 2020 and 2035 emissions reduction targets highlighted in red and yellow. Figure 2 illustrates community emissions for the current inventory years (2019 and 2020).

Figure 1. Annual Community Emissions for all sectors and inventory years with targets (in metric tons of carbon dioxide equivalent)



1 For this figure, the wastewater sector includes water sector emissions for the years 2005, 2007, 2010, and 2012. See Section 2.2 for explanation of how water sector emissions were included in the 2019 and 2020 inventories.

Figure 2. Annual Community Emissions for 2019 and 2020 broken down by sector (in metric tons of carbon dioxide equivalent)



As shown in Figure 2, the Transportation & Mobile Sources sector was the second largest contributor to emissions in 2019 with 70,692 MT CO₂e and 48,156 MT CO₂e in 2020. This sector comprised 26.48% and 18.79% of all emissions in 2019 and 2020, respectively. Between 2005 and 2019, emissions in this sector decreased by 69.49%, and emissions decreased by an additional 31.88% from 2019 to 2020, due to the COVID-19 pandemic stay-at-home orders. This 2020 decrease led to an overall 79.21% change in GHG emissions for this sector compared to 2005 baseline levels (Table 2).

Table 2. Activity Data and GHG Emissions of Transportation 2005-2020

Sector	2005		2019		2020		% Change in Activity 2005-2019	% Change in Emissions 2005-2019	% Change in Activity 2005-2020	% Change in Emissions 2005-2020
	Activity (VMT)	Emissions (MT CO ₂ e)	Activity (VMT)	Emissions (MT CO ₂ e)	Activity (VMT)	Emissions (MT CO ₂ e)				
Transportation & Mobile Sources										
Gasoline	418,299,243	199,505	146,633,736	56,432	105,255,665	38,305	-64.95%	-71.71%	-74.84%	-80.80%
Diesel	23,829,046	31,695	15,643,528	13,961	11,229,135	9,544	-34.35%	-55.95%	-52.88%	-69.89%
CNG (Transit)	N/A	N/A	2,947,758	299	3,028,953	307	N/A	N/A	N/A	N/A
Off-Road ¹	See footnote	482	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total (MT CO₂e)		231,682		70,692		48,156		-69.49%		-79.21%

¹ Off-road activity data is described in detail in the 2010 and 2012 inventory update report, "City of El Segundo GHG Inventory, Forecasting, Target-Setting Report for an Energy Efficiency Climate Action Plan" (January 2015).

The largest contributor to emissions in 2019 and 2020 was the combined building energy sectors (Residential, Commercial and Industrial), contributing a total of 183,685 MT CO₂e in 2019 and 197,719 MT CO₂e in 2020 (Table 3). These sectors comprised 68.81% and 77.16% of all emissions in 2019 and 2020, respectively. Notably, Figure 1 demonstrates a significant decrease in emissions from 2012 to 2019, and emissions from all building energy sectors decreased by 47.85% from 2005 to 2019 and 43.87% from 2005 to 2020. Decreases in this sector are the result of implementation of numerous measures, including but not limited to policy, methodological changes, energy efficiency programs, and the increase of renewable energy usage. The drop in building energy emissions is also the result of the State Cap and Trade program which was implemented in that same year and changed the way in which large GHG emitting sources were reported as well as offset.

Table 3. Activity Data and GHG Emissions of Energy 2005-2020

Sector	2005		2019		2020		% Change in Activity 2005-2019	% Change in Emissions 2005-2019	% Change in Activity 2005-2020	% Change in Emissions 2005-2020
	Activity (kWh or Therms)	Emissions (MT CO ₂ e)	Activity (kWh or Therms)	Emissions (MT CO ₂ e)	Activity (kWh or Therms)	Emissions (MT CO ₂ e)				
Residential Energy										
Electricity	33,980,834	10,323	32,101,655	5,751	34,484,857	7,320	-5.53%	-44.29%	1.48%	-29.09%
Natural Gas	2,714,716	14,435	2,413,978	12,839	2,392,099	12,723	-11.08%	-11.06%	-11.88%	-11.86%
Commercial/Industrial Energy										
Electricity	910,953,845	276,741	771,071,533	138,147	726,060,901	154,115	-15.36%	-50.08%	-20.30%	-44.31%
Natural Gas	9,543,347	50,747	5,067,789	26,948	4,430,886	23,561	-46.90%	-46.90%	-53.57%	-53.57%
Total (MT CO₂e)		352,246		183,685		197,719		-47.85%		-43.87%

The third largest contributor to GHG emissions was Solid Waste, which contributed to 11,202 MT CO₂e in 2019 and 9,108 MT CO₂e in 2020 (Table 4). For these respective years, solid waste contributed a total of 4.20% (2019) and 3.55% (2020) and to the city’s GHG emissions. Compared to 2005, El Segundo has reduced its solid waste-related emissions by 41.16% in 2019 and 52.16% in 2020. Emissions for ADC were not captured in the 2019 and 2020 data. Emissions for this source in 2005 were 260 MT CO₂e, representing less than 0.05% of the total GHG emissions. Improvements in this category are likely the cause of waste reduction and recycling programs, organic waste diversion, landfill gas capture, and legislation/regulations.

Table 4. Activity Data and GHG Emissions of Solid Waste Sector 2005-2020

Sector	2005		2019		2020		% Change in Activity 2005-2019	% Change in Emissions 2005-2019	% Change in Activity 2005-2020	% Change in Emissions 2005-2020
	Activity (tons)	Emissions (MT CO ₂ e)	Activity (tons)	Emissions (MT CO ₂ e)	Activity (tons)	Emissions (MT CO ₂ e)				
Solid Waste										
Landfilled	78,423	19,037	46,603	11,202	35,039	9,108	-40.57%	-41.16%	-55.32%	-52.16%

The fourth largest contributor to GHG emissions was Fugitive, which contributed 1,298 MT CO₂e in 2019 and 1,184 MT CO₂e in 2020 (Table 5). This sector comprised 0.49% and 0.46% of the city’s emissions in 2019 and 2020, respectively. Since fugitive emissions were not calculated in previous inventories, there is no comparison to the 2005 baseline that can be made.

Table 5. Activity Data and GHG Emissions of Fugitive Sector 2019-2020

Sector	2019		2020		% Change in Activity 2019-2020	% Change in Emissions 2019-2020
	Activity (Therms)	Emissions (MT CO ₂ e)	Activity (Therms)	Emissions (MT CO ₂ e)		
Fugitive						
Natural Gas Distribution	7,481,767	1,298	6,822,985	1,184	-8.81%	-8.78%

The smallest contributor to GHG emissions was Wastewater, which contributed 86 MT CO₂e in 2019 and 83 MT CO₂e in 2020 (Table 6). This sector comprised 0.03% of the city’s emissions in 2019 and 2020. Compared to 2005, this sector appears to have shrunk significantly, in part due to emissions already being accounted for in commercial/industrial sectors.

Table 6. Activity Data and GHG Emissions of Wastewater Sector 2019-2020

Sector	2019		2020		% Change in Emissions 2019-2020
	Activity (population or kg N/day) ¹	Emissions (MT CO ₂ e)	Activity (population or kg N/day) ¹	Emissions (MT CO ₂ e)	
Process N ₂ O	16,784	18	17,272	18	0.00%
Combustion of Digester Gas	16,784	1	17,272	1	0.00%
Effluent Discharge Process N ₂ O	176.23	67	168.40	64	-4.48%
Total (MT CO₂e)		86		83	-3.49%

¹ Population refers to the population served by Process N₂O. Daily N Load at Facility with Release to the Environment (kg N/day) refers to the Effluent Discharge Process N₂O.

3.2 – Municipal Emissions

A municipal GHG emissions inventory is a subset of the community inventory. The municipal inventory includes emissions from activities conducted as part of government operations in the city (Table 7). While emissions from government operations are normally a fraction of the overall community emissions, the city has the most direct control over municipal emissions, and the city can demonstrate leadership in the community by implementing GHG reduction strategies. This municipal inventory is not complete as employee commute and solid waste data need to be collected and analyzed. However, the report does include the sources which have historically contributed the most GHG emissions.

Table 7. El Segundo Historical Municipal Emissions in MT CO₂e

Municipal GHG Emissions in MT CO ₂ e						
	2005	2007	2010	2012	2019	2020
Buildings & Facilities	1,377	1,283	1,493	1,603	847	1,004
Streetlights & Traffic Signals	776	685	565	671	17	12
Vehicle Fleet	775	831	824	697	12,954	2,595
Water Pumping	197	174	152	160	62	65
Employee Commute	637	629	743	742	N/A	N/A
Solid Waste	121	123	94	94	N/A	N/A
Total	3,883	3,725	3,871	3,967	13,880	3,676

For emissions from municipal energy use, there is an overall decrease of municipal GHG emissions of 52.43% from 2005 to 2019 (Figure 3). This change is mostly due to a 28.66% decrease in the city’s building and facility electricity emissions, a 53.27% decrease in building and facility natural gas emissions, a 95.44% decrease in emissions associated with outdoor lighting, and a 70.56% decrease in

water pumping and irrigation electricity (Table 8). This decrease in GHG emissions from electricity is due to a cleaner energy mix supplied by Southern California Edison (SCE). Between 2019 and 2020, municipal energy GHG emissions increased by 16.74%, due partly to an increase of 49.23% in building & facilities natural gas use.

Figure 3. Municipal Greenhouse Gas Emissions due to energy use in 2005, 2019, and 2020 (in metric tons of carbon dioxide equivalent)

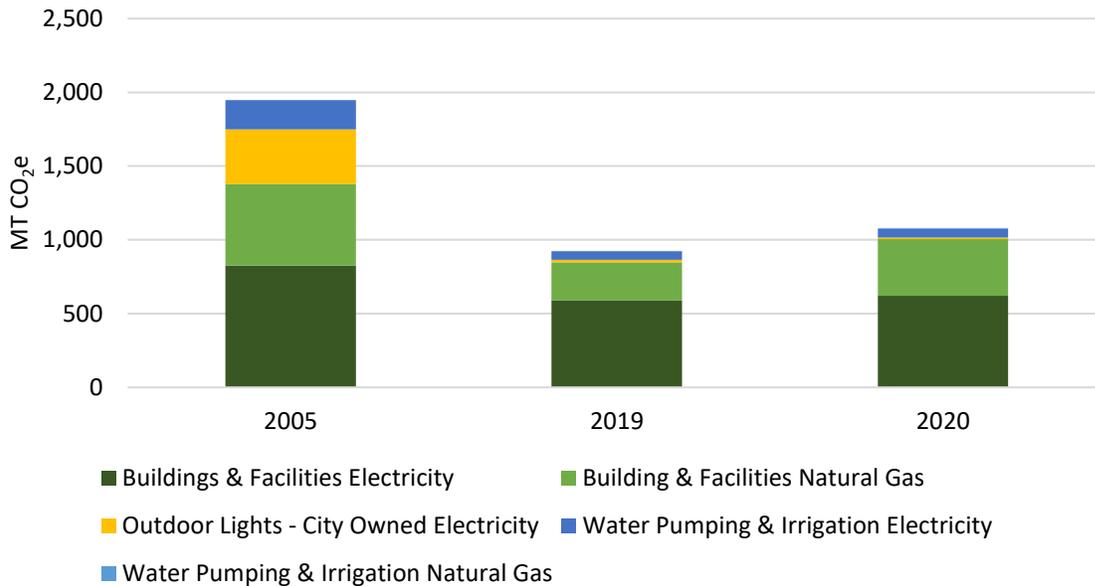


Table 8. Municipal Activity Data and GHG Emissions of Energy in 2005, 2019, and 2020

Sector	2005		2019		2020		% Change in Activity 2005-2019	% Change in Emissions 2005-2019	% Change in Activity 2005-2020	% Change in Emissions 2005-2020
	Activity (kWh, Therms)	Emissions (MT CO ₂ e)	Activity (kWh, Therms)	Emissions (MT CO ₂ e)	Activity (kWh, Therms)	Emissions (MT CO ₂ e)				
Buildings & Facilities										
Electricity	2,722,360	827	3,291,812	590	2,921,937	620	20.92%	-28.66%	7.33%	-25.03%
Natural Gas	103,414	550	48,318	257	72,105	384	-53.28%	-53.27%	-30.28%	-30.18%
Outdoor Lights – City Owned¹										
Electricity	1,229,149	373	94,824	17	56,159	12	-92.29%	-95.44%	-95.43%	-96.78%
Water Pumping & Irrigation										
Electricity	649,262	197	321,873	58	287,163	61	-50.42%	-70.56%	-55.77%	-69.04%
Natural Gas	N/A	N/A	755	4	753	4	N/A	N/A	N/A	N/A
Total (MT CO₂e)		1,947		926		1,081		-52.43%		-44.49%

¹ Outdoor Lights – SCE-Owned have been removed from these tables in comparison to the last inventories. Reducing the activity or emissions of streetlights and traffic control lights are not something the municipality has direct control over.

For emissions from municipal vehicle fleet, there is an overall increase of municipal GHG emissions of 1,699.03% from 2005 to 2019 and 260.42% from 2019 to 2020 (Figure 4, Table 3). There is an increase of 2,412.31% in the city’s diesel vehicle emissions from 2005 to 2019, which is attributed to a 2,423.99% increase in activity (Figure 4, Table 3). The City’s gasoline vehicle emissions increased by 1,541.86%

between 2005 and 2019 due to a 1,588.49% increase in activity. Between 2019 and 2020, the City’s owned gasoline vehicle emissions decreased 73.21% due to a 73.23% decrease in activity (Table 9).

Figure 4. Municipal Emissions of Vehicle Fleet & Equipment in 2005, 2019, and 2020
(in metric tons of carbon dioxide equivalent)

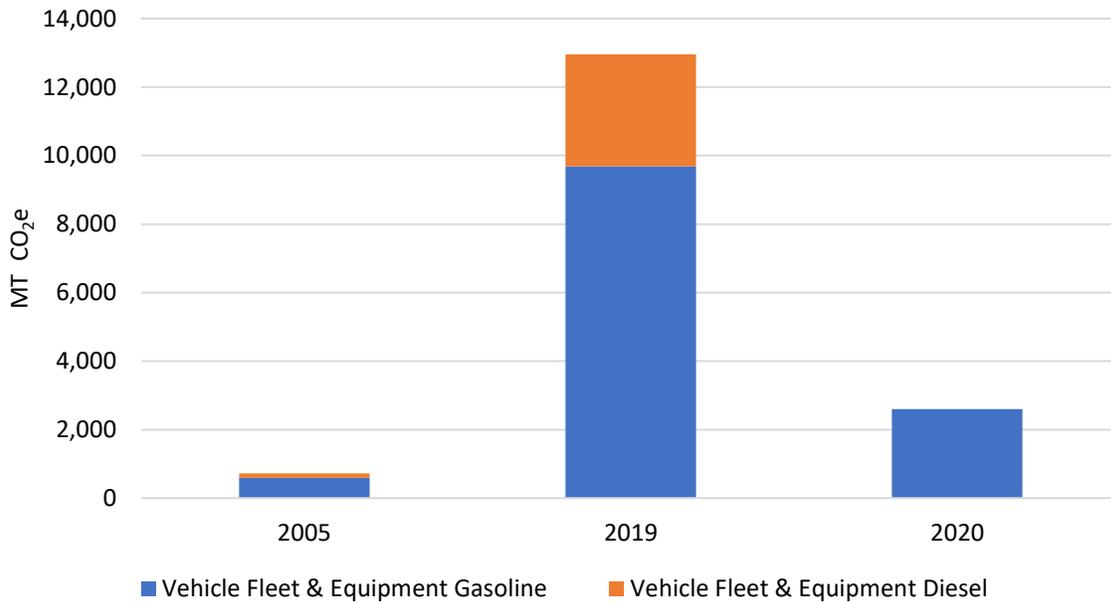


Table 9. Municipal Activity Data and GHG Emissions of Fleet and Equipment in 2005, 2019, and 2020

Sector ¹	2005		2019		2020		% Change in Activity 2005-2019	% Change in Emissions 2005-2019	% Change in Activity 2005-2020	% Change in Emissions 2005-2020
	Activity (Gallons)	Emissions (MT CO ₂ e)	Activity (Gallons)	Emissions (MT CO ₂ e)	Activity (Gallons)	Emissions (MT CO ₂ e)				
Vehicle Fleet & Equipment										
Gasoline	65,327	590	1,103,040	9,687	295,328	2,595	1,588.49%	1,541.86%	352.08%	339.83%
Diesel	12,674	130	319,891	3,266	N/A	N/A	2,423.99%	2,412.31%	N/A	N/A
Total (MT CO₂e)		720		12,953		2,595		1,699.03%		260.42%

¹ For 2005, this table excludes emissions from LPG and CNG, which were reported in the 2010 and 2012 inventory update report, “City of El Segundo GHG Inventory, Forecasting, Target-Setting Report for an Energy Efficiency Climate Action Plan” (January 2015).

Table 10 illustrates the City’s efforts to report emissions in 2019 that have not previously been accounted for, specifically off-road diesel equipment that the city uses in their daily operations.

Table 10. Municipal Activity Data and GHG Emissions of Off-Road and Miscellaneous Fleet and Equipment in 2019

Sector	2019		2020		% Change in Activity 2019-2020	% Change in Emissions 2019-2020
	Activity (Gallons)	Emissions (MT CO ₂ e)	Activity (Gallons)	Emissions (MT CO ₂ e)		
Vehicle Fleet & Equipment						
Off-Road Diesel	65	1	N/A	N/A	N/A	N/A

Section 4: Next Steps

The 2019 and 2020 GHG emissions inventory update provides a detailed view of the City of El Segundo’s community GHG emissions, categorized by sector, and highlights emissions changes since the city’s 2005 baseline year. This update enables the city to reassess its CAP and fine-tune its emissions reduction measures to ensure El Segundo continues its emissions reductions.

Prioritization should be given to emissions reduction strategies in the transportation and energy sectors (residential, commercial, and industrial), as these sectors collectively accounted for over 95% of El Segundo’s emissions in both 2019 and 2020. Targeted actions in these sectors are essential to making significant progress toward emissions goals.

In addition, the CAP should be updated to align with California’s 2045 carbon neutrality target set forth by Assembly Bill 1279 (AB 1279). This alignment requires the city to establish a 2045 emissions reduction target. To support this long-term planning, the city will need to develop both a Business-as-Usual (BAU) scenario and an Adjusted BAU scenario. The BAU scenario will project emissions based solely on anticipated population growth, while the Adjusted BAU scenario will incorporate existing policies expected to reduce future GHG emissions. These scenarios will allow El Segundo to establish a trajectory toward carbon neutrality and adjust its CAP measures to account for evolving state and local policy landscapes.

Appendix A: El Segundo Historical Emissions

The tables below contain the total community and municipal emissions (in MT CO₂e) across each sector for each inventory year in the past, 2019, and 2020.

Community GHG Emissions in MT CO ₂ e						
	2005	2007	2010	2012	2019	2020
Transportation & Mobile Sources ¹	231,682	227,732	253,961	246,134	70,692	48,156
Residential Energy	24,758	24,415	24,803	25,392	18,590	20,043
Commercial/Industrial Energy	327,488	361,703	509,190	417,367	165,095	177,676
Water ²	166	78	30	33	See footnote	See footnote
Wastewater	65	51	51	51	86	83
Solid Waste	19,297	13,218	11,014	12,350	11,202	9,108
Fugitive	N/A	N/A	N/A	N/A	1,298	1,184
Total	603,456	627,197	799,049	701,327	266,963	256,250

¹ Transportation & Mobile Sources includes off-road sector emissions for 2005, 2007, 2010, and 2012, but excludes off-road sector emissions for 2019 and 2020. For more explanation, see Section 2.2.

² For 2019 and 2020, water sector emissions are included in the commercial/industrial energy sector to avoid double counting. For more explanation on this change in methodology, see Section 2.2.

Municipal GHG Emissions in MT CO ₂ e						
	2005	2007	2010	2012	2019	2020
Buildings & Facilities	1,377	1,283	1,493	1,603	847	1,004
Streetlights & Traffic Signals	776	685	565	671	17	12
Vehicle Fleet	775	831	824	697	12,954	2,595
Water Pumping	197	174	152	160	62	65
Employee Commute	637	629	743	742	N/A	N/A
Solid Waste	121	123	94	94	N/A	N/A
Total	3,883	3,725	3,871	3,967	13,880	3,676

Appendix B: Activity Data and Sector Descriptions

A. Community Building Energy

Description: Community Building Energy is organized into three subsectors: residential, commercial, and industrial buildings. The city obtains community-level data for annual energy use, both electricity and natural gas, and an emission factor is applied. An emission factor is a coefficient that describes the rate at which a given activity releases specific GHGs into the atmosphere. The electric utility Southern California Edison (SCE) provides the most recent emission factors for the top three GHGs (carbon dioxide, methane, and nitrous oxide) through their annual corporate sustainability reports. The emissions factor for natural gas combusted in buildings, supplied by the Southern California Gas Company (SoCalGas), does not vary because the chemical make-up of natural gas (primarily methane) is constant when combusted. In the future, the emissions factor may decrease if renewable natural gas becomes more prevalent in the gas supply system.

Residential: Domestic Service for a Single-Family Accommodation or an individually metered Single-Family Dwelling in a Multifamily Accommodation.

Commercial: Commercial services with the following demand kW range GS1 rates (Small, 0 to 20 kW), GS2 rates (Medium, 20 kW to 200 kW), and GS3 rates (Large, 200 kW to 500 kW).

Industrial: All customers whose monthly maximum demand is expected to exceed 500 kW or has exceeded 500 kW in any three months during the preceding 12 months.

Reference: Frank Kao, Southern California Edison 626-302-0380, Frank.Kao@sce.com

Calculation Equations for Emissions from Grid Electricity

Electricity (CO₂)

$$Emissions \text{ (metric tons CO}_2\text{)} = Electricity \text{ Use (MWh)} \times Emissions \text{ Factor} \left(lb \frac{CO_2}{MWh} \right) \times \frac{1 \text{ metric ton}}{2204.6 \text{ lbs}}$$

Electricity (CH₄)

$$Emissions \text{ (metric tons CH}_4\text{)} = Electricity \text{ Use (MWh)} \times Emissions \text{ Factor} \left(\frac{lb \text{ CH}_4}{GWh} \right) \times \left(\frac{1 \text{ metric ton}}{2204.6 \text{ lbs}} \right) \times \left(\frac{1 \text{ GWh}}{1000 \text{ MWh}} \right)$$

Electricity (N₂O)

$$Emissions \text{ (metric tons N}_2\text{O)} = Electricity \text{ Use (MWh)} \times Emissions \text{ Factor} \left(\frac{lb \text{ N}_2\text{O}}{GWh} \right) \times \left(\frac{1 \text{ metric ton}}{2204.6 \text{ lbs}} \right) \times \left(\frac{1 \text{ GWh}}{1000 \text{ MWh}} \right)$$

Reference: ICLEI ClearPath Calculator for Grid Electricity (USCP Required)

Emissions computed from Grid Electricity use according to **U.S. Community Protocol Method BE.2.1**

Calculation Equations for Emissions from Stationary Fuel Combustion	
Natural Gas (CO ₂)	$Emissions \text{ (metric tons } CO_2) = Fuel \text{ Used (MMBtu)} \times Emission \text{ Factor } \left(\frac{kg \text{ } CO_2}{MMBtu} \right) \div 1000 \left(\frac{kg}{metric \text{ ton}} \right)$
Natural Gas (CH ₄)	$Emissions \text{ (metric tons } CH_4) = Fuel \text{ Used (MMBtu)} \times Emission \text{ Factor } \left(\frac{kg \text{ } CH_4}{MMBtu} \right) \div 1000 \left(\frac{kg}{metric \text{ ton}} \right)$
Natural Gas (N ₂ O)	$Emissions \text{ (metric tons } N_2O) = Fuel \text{ Used (MMBtu)} \times Emission \text{ Factor } \left(\frac{kg \text{ } N_2O}{MMBtu} \right) \div 1000 \left(\frac{kg}{metric \text{ ton}} \right)$
Reference: ICLEI ClearPath Calculator for Stationary Fuel Combustion (USCP Required) Emissions computed from Stationary Combustion according to U.S. Community Protocol Method BE.1.1	

B. Transportation and Mobile Sources

Description: Community Vehicle Transportation emissions are estimated using three processes. First, vehicle miles traveled (VMT) are estimated based on data received from Google’s Environmental Insights Explorer for both inventory years 2019 and 2020. VMT is estimated using the “Origin-Destination Methodology,” which is standard practice for calculating vehicle transportation emissions. Using this method, the city assumes 100% of all in-boundary trips and half of each trip that starts and ends in El Segundo. Pass-through trips are not associated with El Segundo, as each community would claim their respective half of the trip. Second, the VMT data that is generated is then applied to the city’s vehicle mix, gathered from vehicle registration data obtained from Polk Automotive Solutions by S&P Global Mobility. Lastly, the data is computed to estimate total GHG emissions generated from fossil fuel combustion as a result of vehicle transportation.

Calculation Descriptions for Emissions from On-Road Transportation
<p>VMT & MPG</p> <p>This calculation method is done on ClearPath and requires VMT as well as vehicle characterizations that are saved in a Factor Set created by ICLEI. Quantities of fuel are required for alternative fuels. Outputs are calculated as follows:</p> <p>MMBtu:</p> <ul style="list-style-type: none"> • For Gasoline, Diesel, and Electric - calculated from VMT attributed by vehicle class and corresponding fuel economy from the selected factor set. • For Ethanol and Biodiesel - calculated from VMT attributed by vehicle class and corresponding fuel economy from the selected factor set. • Fuel split between Ethanol/Gasoline and Biodiesel/Diesel based on user-specified "% Biofuel" field and energy densities for each applied to the relative portion of the blend.

- All other fuels from quantity of fuel entered directly in gallons or standard cubic feet.

CO₂:

- For all fossil fuels - calculated from MMBtu output and appropriate emissions factor.
- For Ethanol and Biodiesel - Only the fossil portion of the fuel blend based on user-specified "% Biofuel" field.
- For Electricity - calculated from MMBtu output and grid emissions factor from the selected Grid Emissions Factor Set.

CH₄ & N₂O:

- For Gasoline, Diesel, and Electric - calculated from VMT attributed by vehicle class and corresponding per-mile rates from the selected factor set for each vehicle class.
- For fossil alternative fuels - calculated from VMT attributed by vehicle class and corresponding static per-mile rates from Local Government Operations Protocol (LGOP) Table G.13.
- For Ethanol and Biodiesel - Only the fossil portion of the fuel blend based on user-specified "% Biofuel" field.
- For Electricity - calculated from MMBtu output and grid emissions factor from the selected Grid Emissions Factor Set.

Biogenic CO₂:

- Ethanol and Biodiesel - calculated from biofuel portion of the MMBtu output and static emissions factors from LGOP Table G.11. Values in this output are not included in summary CO₂e.

Biofuel CH₄ and N₂O:

- Ethanol and Biodiesel - calculated from VMT attributed by % biofuel and % vehicle class and corresponding static per-mile emissions factors from LGOP Table G.13. These values do contribute to total CO₂e for the record.

On-Road Factor

This calculation method is done on ClearPath and requires VMT as well as on-road factors for each GHG. Quantities of fuel are required for energy outputs. Outputs are calculated as follows:

MMBtu:

- All fuels from quantity of fuel entered directly in gallons, standard cubic feet, or kWh.

CO₂:

- For all fossil fuels - calculated from user specified on-road CO₂ factor.
- For Ethanol and Biodiesel - Only the fossil portion of the fuel blend based on user-specified "% Biofuel" field and the user specified on-road CO₂ factor.

CH₄ & N₂O:

- For all fossil fuels- calculated from user specified on-road CH₄ or N₂O factor.
- For Ethanol and Biodiesel - Only the fossil portion of the fuel blend based on user-specified "% Biofuel" field and the user specified on-road CH₄ or N₂O factor.

Biogenic CO₂:

- Ethanol and Biodiesel - calculated from biofuel portion of VMT and user specified on-road Biogenic CO₂ Factor. Values in this output are not included in summary CO₂e.

Biofuel CH₄ and N₂O:

- Ethanol and Biodiesel - calculated from biofuel portion of VMT and user specified on-road Biogenic CH₄ and N₂O Factor. These values do contribute to total CO₂e for the record.

Fuel Use

This calculation method is done on ClearPath and requires quantities of fuels. For CH₄ and N₂O calculations, VMT as well as vehicle characterizations are required due to the nature of emissions factors for those gases. Outputs are calculated as follows:

MMBtu:

- All Fuels - Calculated from quantity of fuel entered.

CO₂:

- All Fuels - Calculated from quantity of fuel entered.

CH₄ & N₂O:

- For Gasoline, Diesel, and Electric - calculated from VMT attributed by vehicle class and corresponding per-mile rates from the selected factor set for each vehicle class.
- For Electricity - calculated from MMBtu output and grid emissions factor from the selected Grid Emissions Factor Set.
- For fossil alternative fuels - calculated from VMT attributed by vehicle class and corresponding static per-mile rates from LGOP Table G.13.
- For Ethanol and Biodiesel - Only the fossil portion of the fuel blend based on user-specified "% Biofuel" field.

Biogenic CO₂:

- Ethanol and Biodiesel - calculated from biofuel portion of the MMBtu output and static emissions factors from LGOP Table G.11. Values in this output are not included in summary CO₂e.

Biofuel CH₄ and N₂O:

- Ethanol and Biodiesel - calculated from VMT attributed by % biofuel and % vehicle class and corresponding static per-mile emissions factors from LGOP Table G.13. These values do contribute to total CO₂e for the record.

Direct Entry

All outputs directly reflect user inputs.

Reference: ICLEI ClearPath Calculator for On Road Transportation (USCP Required)

Calculation Descriptions for Emissions from Public Transit

The calculator used to compute emissions from public transit is designed to allow you to calculate emissions from public transit attributable to your community. Calculations are performed according to methods TR.4.a, TR.4.b, and TR.4.c of the Community Protocol, depending on the fuel type selected.

CH₄ and N₂O calculations for Gasoline and Diesel vehicles are designed to reference separate Factor Sets.

Reference: ICLEI ClearPath Calculator for Emissions from Public Transit (USCP Recommended). Emissions computed from Public Transit according to **U.S. Community Protocol Methods TR.4.a, TR.4.b, and TR.4.c**.

C. Solid Waste

Description: Community Solid Waste was estimated using the Jurisdiction Reports provided by CalRecycle. This data was broken down and categorized into solid waste streams, based on their emissions characteristics. Emissions were then estimated using emissions factors provided by CalRecycle for each of the respective waste streams.

Calculations for Landfill Methane Emissions

$$CH_4 = \text{tons waste} \times (1 - 0.1) \times \text{sum}(\%_m \times EF_m \times (1 - LFG_m))$$

$$1kg CH_4 = 29.8kg CO_2e$$

Where:

0.1 is the oxidation percent

%_m is the percent of material type m in the waste

EF_m is the lifetime CH₄ emissions factor for material type m

LFG is the lifetime landfill gas capture percentage for material type m

Reference: ICLEI ClearPath Calculator for Landfilled Waste (USCP Required)

D. Water & Wastewater

Description: The emissions for wastewater include the CH₄ and N₂O emissions from processing. Calculations for Emissions from the Supply of Potable Water were computed separately in 2005, 2007, 2010 and 2012 inventories but are now incorporated into the Commercial/Industrial energy sector.

Calculations for Emissions from the Supply of Potable Water	
Electricity (CO ₂)	$Emissions \text{ (metric tons } CO_2) = Electricity \text{ use (MWh)} \times Emissions \text{ Factor } \left(lb \frac{CO_2}{MWh} \right) \times \left(\frac{1 \text{ metric ton}}{2204.6 \text{ lbs}} \right)$
Electricity (CH ₄)	$Emissions \text{ (metric tons } CH_4) = Electricity \text{ use (MWh)} \times Emissions \text{ Factor } \left(\frac{lb \text{ } CH_4}{GWh} \right) \times \left(\frac{1 \text{ metric ton}}{2204.6 \text{ lbs}} \right) \times \left(\frac{1 \text{ GWh}}{1000 \text{ MWh}} \right)$
Electricity (N ₂ O)	$Emissions \text{ (metric tons } N_2O) = Electricity \text{ Use (MWh)} \times Emissions \text{ Factor } \left(\frac{lb \text{ } N_2O}{GWh} \right) \times \left(\frac{1 \text{ metric ton}}{2204.6 \text{ lbs}} \right) \times \left(\frac{1 \text{ GWh}}{1000 \text{ MWh}} \right)$
<p>Reference: ICLEI ClearPath Calculator for Emissions from the Supply of Potable Water (USCP Recommended). The calculator used to compute emissions from Grid Electricity does so according to Community Protocol Method WW.14 for electricity used in the supply and distribution of potable water.</p>	

Calculation Descriptions for Process N ₂ O Emissions
<p>Process N₂O Emissions from Wastewater Treatment</p> <p>The calculator used to compute N₂O emissions from centralized wastewater treatment facilities and covers both cases of whether the facility does or does not employ Nitrification/Denitrification, according to methods WW.7 and WW.8 of the Community Protocol respectively.</p>
<p>Process N₂O from Effluent Discharge to River, Ocean, or Deep Well Injection</p> <p>This calculator will compute N₂O emissions from effluent discharge to rivers and estuaries. This calculator may be used for either condition of whether the total rate of discharge is known or if using a population-based method, according to Methods WW.12 or WW.12 (alt) of the Community Protocol.</p>
<p>Reference: ICLEI ClearPath Calculator for Process N₂O Emissions from Wastewater Treatment (USCP Recommended). Emissions were computed according to Community Protocol Methods WW.7 and WW.8. ICLEI ClearPath Calculator for Process N₂O from Effluent Discharge to River, Ocean, or Deep Well Injection (USCP Recommended). Emissions were computed according to Community Protocol Method WW.12.</p>

E. Fugitive

Description: Fugitive emissions account for leakage in the local natural gas distribution system. The calculation is based on the total quantity of natural gas consumed and a leakage rate obtained from Environmental Defense Fund (EDF) User Guide for Natural Gas Leakage Rate Modeling Tool.

Calculations for Fugitive Emissions from Natural Gas Distribution

Fugitive Emissions from natural gas calculations are based on the total quantity of Natural Gas Consumed and a leakage rate. The default value of 0.3% (three-tenths of one percent) is obtained from the Environmental Defense Fund (EDF) User Guide for Natural Gas Leakage Rate and Modeling.

$$(Total\ Quantity\ of\ Natural\ Gas\ Consumed) \times (0.3\%)$$

Reference: ICLEI ClearPath Calculator for Fugitive Emissions from Natural Gas Distribution (USCP Recommended)

F. Municipal Buildings, Facilities, & Parks Energy

Description: Local governments own, operate, and occupy a large variety of buildings and facilities. The city obtains interval data for annual energy use for all municipal buildings, both electricity and natural gas, which is automatically uploaded to ENERGY STAR Portfolio Manager. From these data, an emission factor is applied. An emission factor is a coefficient that describes the rate at which a given activity releases specific GHGs into the atmosphere. The electric utility Southern California Edison (SCE) provides the most recent emission factors for the top three GHGs (carbon dioxide, methane, and nitrous oxide) through their annual corporate sustainability reports. The emissions factor for natural gas combusted in buildings, supplied by the Southern California Gas Company (SoCalGas), does not vary because the chemical make-up of natural gas (primarily methane) is constant when combusted. In the future, the emissions factor may decrease if renewable natural gas becomes more prevalent in the gas supply system.

Reference: Frank Kao, Southern California Edison 626-302-0380, Frank.Kao@sce.com

Calculations for Municipal Building Grid Electricity Use

Electricity (CO₂)

$$= Electricity\ use\ (MWh) \times Emissions\ Factor \left(lb \frac{CO_2}{MWh} \right) \times \left(\frac{1\ metric\ ton}{2204.6\ lbs} \right)$$

Electricity (CH ₄)	$ \begin{aligned} & \text{Emissions (metric tons CH}_4\text{)} \\ &= \text{Electricity use (MWh)} \times \text{Emissions Factor} \left(\frac{\text{lb CH}_4}{\text{GWh}} \right) \\ & \quad \times \left(\frac{1 \text{ metric ton}}{2204.6 \text{ lbs}} \right) \times \left(\frac{1 \text{ GWh}}{1000 \text{ MWh}} \right) \end{aligned} $
Electricity (N ₂ O)	$ \begin{aligned} & \text{Emissions (metric tons N}_2\text{O)} \\ &= \text{Electricity Use (MWh)} \times \text{Emissions Factor} \left(\frac{\text{lb N}_2\text{O}}{\text{GWh}} \right) \\ & \quad \times \left(\frac{1 \text{ metric ton}}{2204.6 \text{ lbs}} \right) \times \left(\frac{1 \text{ GWh}}{1000 \text{ MWh}} \right) \end{aligned} $
Reference: ICLEI ClearPath Calculator for Grid Electricity Use	

Calculation Equations for Municipal Emissions from Stationary Fuel Combustion	
Natural Gas (CO ₂)	$ \begin{aligned} & \text{Emissions (metric tons CO}_2\text{)} \\ &= \text{Fuel Used (MMBtu)} \times \text{Emission Factor} \left(\frac{\text{kg CO}_2}{\text{MMBtu}} \right) \div 1000 \left(\frac{\text{kg}}{\text{metric ton}} \right) \end{aligned} $
Natural Gas (CH ₄)	$ \begin{aligned} & \text{Emissions (metric tons CH}_4\text{)} \\ &= \text{Fuel Used (MMBtu)} \times \text{Emission Factor} \left(\frac{\text{kg CH}_4}{\text{MMBtu}} \right) \div 1000 \left(\frac{\text{kg}}{\text{metric ton}} \right) \end{aligned} $
Natural Gas (N ₂ O)	$ \begin{aligned} & \text{Emissions (metric tons N}_2\text{O)} \\ &= \text{Fuel Used (MMBtu)} \times \text{Emission Factor} \left(\frac{\text{kg N}_2\text{O}}{\text{MMBtu}} \right) \div 1000 \left(\frac{\text{kg}}{\text{metric ton}} \right) \end{aligned} $
Reference: ICLEI ClearPath Calculator for Stationary Fuel Combustion. Emissions computed from Stationary Combustion according to the Recommended Approach in the Local Government Operations Protocol, Section 6.1.1	

G. Street Lights & Traffic Signals

<p>Description: The city obtains interval data for annual electricity use for streetlights, which is automatically uploaded to ENERGY STAR Portfolio Manager. From these data, an emission factor is applied. An emission factor is a coefficient that describes the rate at which a given activity releases specific GHGs into the atmosphere (see F. Municipal Buildings, Facilities, & Parks Energy).</p>
<p>Reference: Frank Kao, Southern California Edison 626-302-0380, Frank.Kao@sce.com</p>

H. Vehicle Fleet

Calculation Descriptions for Fleet Vehicle Emissions	
This calculation method is done on ClearPath and requires the total quantity of fuel consumed for energy and CO ₂ calculations, as well as total vehicle miles traveled for each vehicle type. This method calculates emissions for Gasoline or Diesel powered fleet vehicles.	
Mobile Combustion (CO ₂)	$Emissions \text{ (metric tons } CO_2) = Fuel \text{ Consumed (gallons)} \times Emission \text{ Factor } \left(\frac{kg \text{ } CO_2}{gallon} \right) \div 1000 \left(\frac{kg}{metric \text{ ton}} \right)$
Mobile Combustion (CH ₄)	$Emissions \text{ (metric tons } CH_4) = Annual \text{ distance (mi)} \times Emission \text{ Factor } \left(\frac{g \text{ } CH_4}{mi} \right) \div 1,000,000 \left(\frac{g}{metric \text{ ton}} \right)$
Mobile Combustion (N ₂ O)	$Emissions \text{ (metric tons } N_2O) = Annual \text{ distance (mi)} \times Emission \text{ Factor } \left(\frac{g \text{ } N_2O}{mi} \right) \div 1,000,000 \left(\frac{g}{metric \text{ ton}} \right)$
Reference: ICLEI ClearPath Calculator for Fleet Vehicle Emissions; Local Government Operations Protocol, Section 7.1	

Calculation Descriptions for Emissions from Off-Road Vehicles	
This calculation method is done on ClearPath to compute emissions from off-road mobile sources, such as construction, agricultural, and recreational type vehicles; based on the quantity of fuel consumed. The emission factor used for these calculations is different from that of the Vehicle Fleet Emissions above.	
Mobile Combustion (CO ₂)	$Emissions \text{ (metric tons } CO_2) = Fuel \text{ Consumed (gallons)} \times Emission \text{ Factor } \left(\frac{kg \text{ } CO_2}{gallon} \right) \div 1000 \left(\frac{kg}{metric \text{ ton}} \right)$
Reference: ICLEI ClearPath Calculator for Emissions from Off Road Vehicles; Local Government Operations Protocol, Section 7.2	

I. Municipal Water & Wastewater Treatment Facilities

Calculations for Water & Wastewater Emissions from Grid Electricity Use
This calculation is done on ClearPath to compute emissions from Grid Electricity use from Water & Wastewater Facilities. This includes water pumping.

Electricity (CO ₂)	$Emissions \text{ (metric tons } CO_2)$ $= Electricity \text{ use (MWh)} \times Emissions \text{ Factor } \left(lb \frac{CO_2}{MWh} \right) \times \left(\frac{1 \text{ metric ton}}{2204.6 \text{ lbs}} \right)$
Electricity (CH ₄)	$Emissions \text{ (metric tons } CH_4)$ $= Electricity \text{ use (MWh)} \times Emissions \text{ Factor } \left(\frac{lb \text{ } CH_4}{GWh} \right)$ $\times \left(\frac{1 \text{ metric ton}}{2204.6 \text{ lbs}} \right) \times \left(\frac{1 \text{ GWh}}{1000 \text{ MWh}} \right)$
Electricity (N ₂ O)	$Emissions \text{ (metric tons } N_2O)$ $= Electricity \text{ Use (MWh)} \times Emissions \text{ Factor } \left(\frac{lb \text{ } N_2O}{GWh} \right)$ $\times \left(\frac{1 \text{ metric ton}}{2204.6 \text{ lbs}} \right) \times \left(\frac{1 \text{ GWh}}{1000 \text{ MWh}} \right)$
<p>Reference: ICLEI ClearPath Calculator for Emissions from Grid Electricity for Water & Wastewater Facilities.</p>	

Calculations for Water & Wastewater Emissions from Stationary Fuel Combustion	
<p>This calculation is done on ClearPath to compute emissions from Stationary Fuel Combustion from Water & Wastewater Facilities. This includes water pumping.</p>	
Natural Gas (CO ₂)	$Emissions \text{ (metric tons } CO_2)$ $= Fuel \text{ Used (MMBtu)} \times Emission \text{ Factor } \left(\frac{kg \text{ } CO_2}{MMBtu} \right) \div 1000 \left(\frac{kg}{\text{metric ton}} \right)$
Natural Gas (CH ₄)	$Emissions \text{ (metric tons } CH_4)$ $= Fuel \text{ Used (MMBtu)} \times Emission \text{ Factor } \left(\frac{kg \text{ } CH_4}{MMBtu} \right) \div 1000 \left(\frac{kg}{\text{metric ton}} \right)$
Natural Gas (N ₂ O)	$Emissions \text{ (metric tons } N_2O)$ $= Fuel \text{ Used (MMBtu)} \times Emission \text{ Factor } \left(\frac{kg \text{ } N_2O}{MMBtu} \right) \div 1000 \left(\frac{kg}{\text{metric ton}} \right)$
<p>Reference: ICLEI ClearPath Calculator for Emissions from Stationary Fuel Combustion for Water & Wastewater Facilities; Local Government Operations Protocol, Section 6.1.1</p>	

Appendix C: Abbreviations and Acronyms

AB 1279	Assembly Bill 1279 – The California Climate Crisis Act
CAP	Climate Action Plan
CARB	California Air Resources Board
CO ₂	Carbon Dioxide
CH ₄	Methane
CNG	Compressed Natural Gas
CO ₂ e	Carbon Dioxide Equivalents
GHG	Greenhouse Gas
ICLEI	International Council for Local Environmental Initiatives
kWh	Kilowatt-hours
LGOP	Local Government Operations Protocol
MMBtu	Million British Thermal Units, used to measure Natural Gas
MPG	Miles Per Gallon
MTCO ₂ e	Metric Tons of Carbon Dioxide Equivalents
USCP	United States Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions
VMT	Vehicle Miles Traveled

Appendix D: Glossary of Terms

AB 1279	The California Climate Crisis Act (2022). This statute codified Executive Order B-55-18’s 2045 carbon neutrality target and established an additional GHG emissions target to reduce anthropogenic emissions 85 percent below 1990 levels by 2045.
AB 32	The Global Warming Solutions Act (2006). This statute codified Executive Order S-3-05 and authorized the California Air Resources Board to implement a comprehensive, multiyear program to reduce GHG emissions from all sources throughout the state.
Activity Data	Data on the magnitude of a human activity resulting in emissions taking place during a given period of time. Data on energy use, fuel used, miles traveled, input material flow, and product output are all examples of activity data that might be used to compute GHG emissions.
Cap and Trade	A market-based approach to reducing pollution through setting a limit (cap) on pollution as well as tradable allowances that allow entities to emit a certain amount of pollution. The cap helps ensure the achievement of the pollution reduction goal while the tradable allowances provide flexibility for individual emissions sources to set their own compliance path.
Community Inventory	GHG emissions that result from the activities by residents and businesses in the city.

Carbon Neutrality	When GHG emissions generated by sources such as transportation, power plants, and industrial processes are less than or equal to the amount of carbon dioxide that is stored, both in natural sinks and mechanical sequestration.
Carbon Dioxide Equivalent (CO ₂ e)	The universal unit for comparing emissions of different GHGs expressed in terms of the global warming potential of one unit of carbon dioxide.
Emissions Factor	A unique value for determining an amount of a GHG emitted on a per unit activity basis (for example, metric tons of CO ₂ emitted per million Btus of coal combusted, or metric tons of CO ₂ emitted per kWh of electricity consumed).
Greenhouse Gases (GHG)	Gases that trap heat in the atmosphere by absorbing and emitting solar radiation within the atmosphere, causing a greenhouse effect that warms the atmosphere and leads to global climate change. The GHGs factored in this inventory were carbon dioxide (CO ₂), methane (CH ₄), and nitrous oxide (N ₂ O).
Metric Ton (MT, tonne)	Common international measurement for the quantity of GHG emissions, equivalent to 1,000 kilograms, or about 2,204.6 pounds or 1.1 short tons.
Municipal Inventory	GHG emissions that result from the activities performed as part of the government operations in the city and are a subset of the community inventory.
Sector	A subset of the emissions inventory classified by types of activities or emissions sources.

South Bay Cities Council of Governments

City of El Segundo 2019-2020 Greenhouse Gas Emissions Inventory Results

El Segundo Planning Commission

August 14, 2025





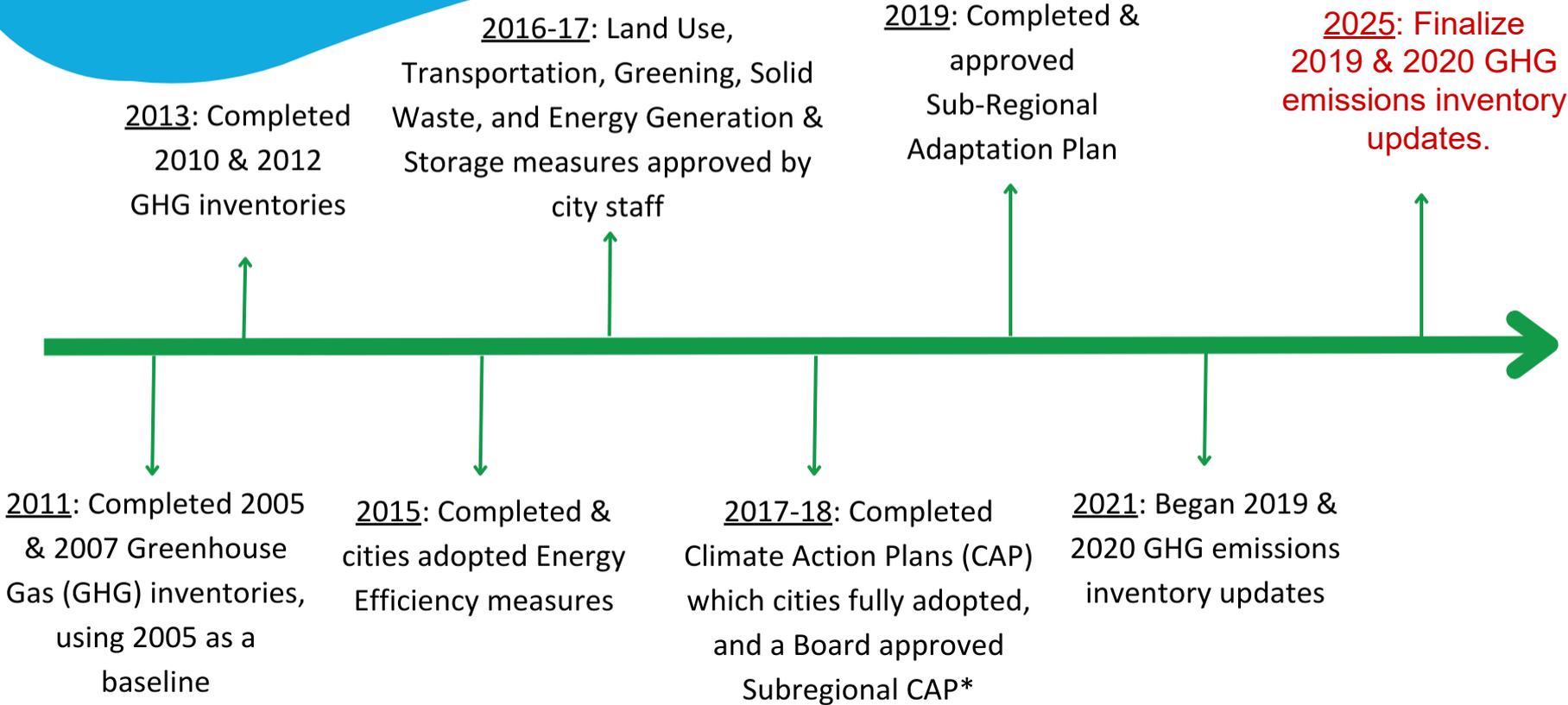
Purpose



- Quantify carbon footprint
- Assess progress toward climate goals
- Inform local climate action



Climate Projects Timeline



*The SBCCOG Board uses this to help guide future projects



City & State Climate Goals

City-Adopted Goals (2017)

Reduce GHG emissions compared to 2005 baseline levels by:

15% by 2020

49% by 2035

New State Goal (2022)

- Carbon neutrality by 2045
- 85% reduction in GHG emissions by 2045, compared to 1990 levels

Key Climate Goals for the State of California





Protocols & Methodology



- ICLEI: global network working with more than 2,500 local and regional governments across 125+ countries committed to sustainable urban development
- ClearPath: ICLEI's industry-standard online software for completing GHG inventories



Sectors – Community

Transportation

Residential
Energy

Commercial
and Industrial
Energy

Solid Waste

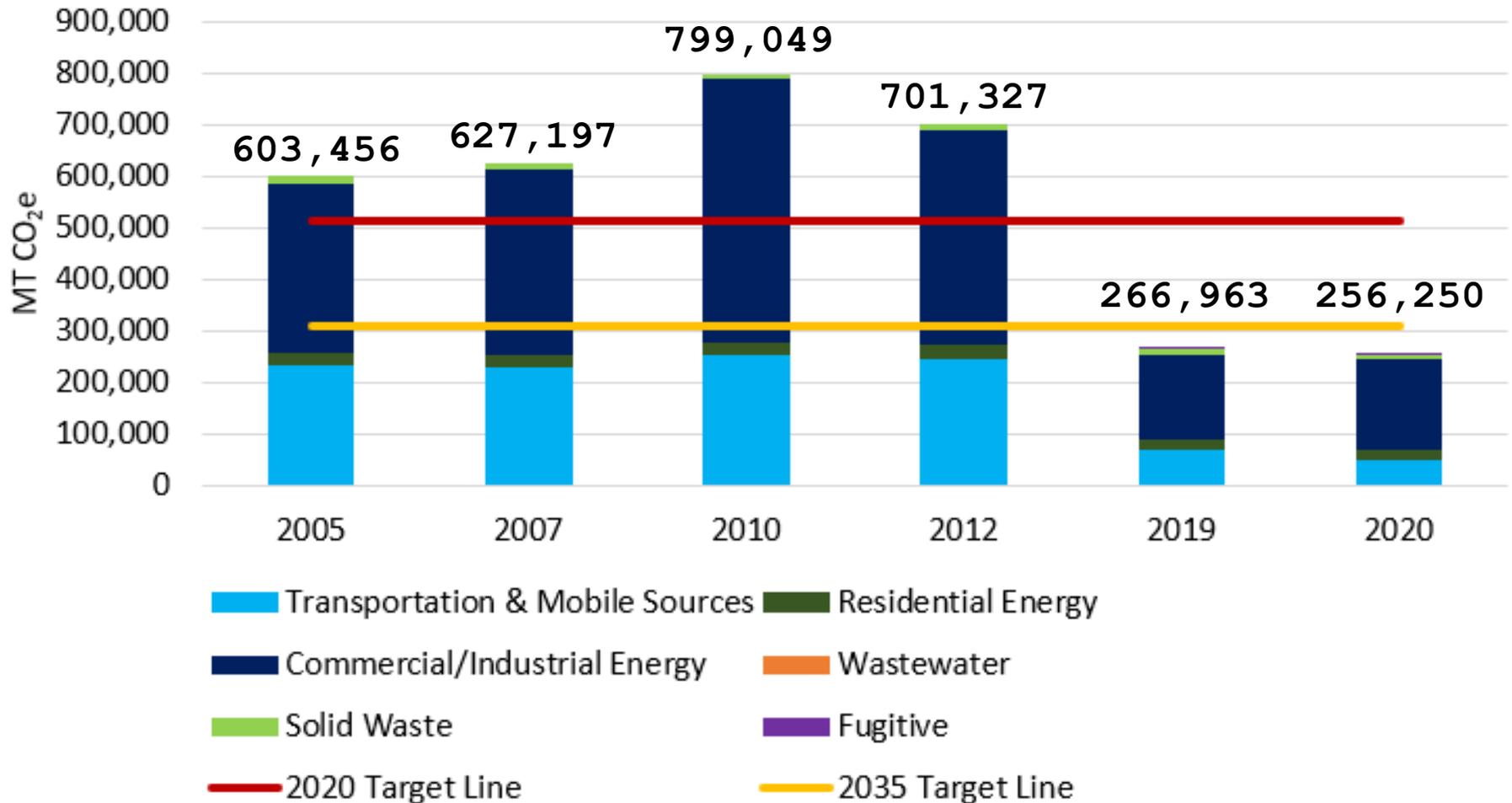
Wastewater

Fugitive



Total Emissions by Year

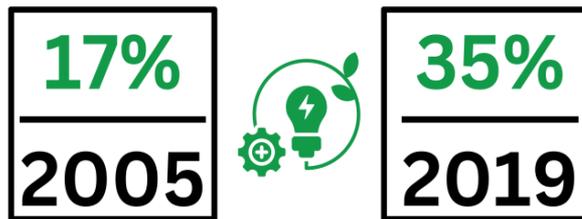
City of El Segundo





Why We See Improvement

Increased Renewable Energy



SoCal Edison renewable energy totals went from 17% (2005) to 35% (2019)

Energy Efficiency



Examples include improved building insulation, transition to LED, and advancements in energy-efficient appliances

Electric Vehicle Adoption

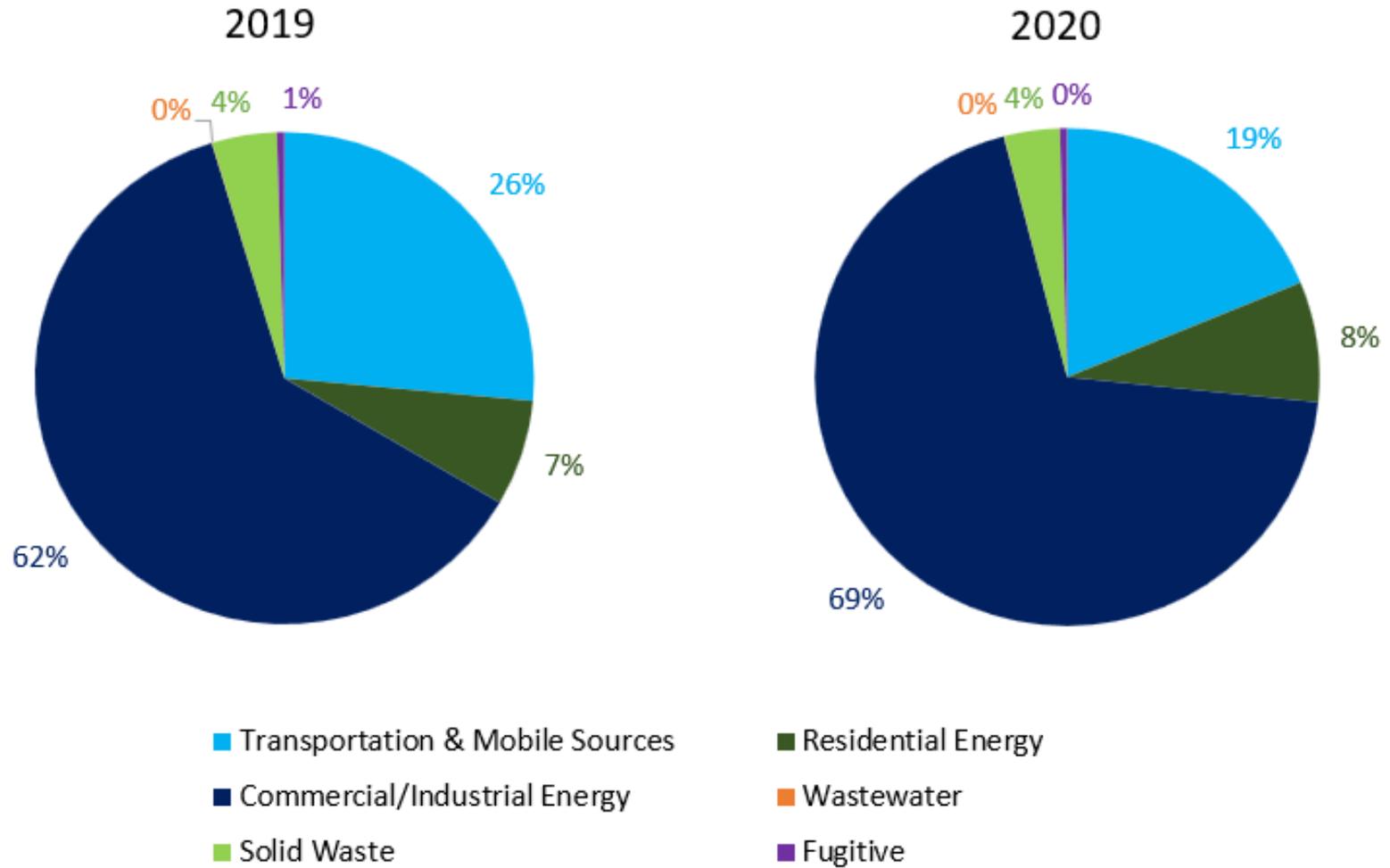


California EV sales went from practically nonexistent in 2005 to over 800,000 in 2020, making up nearly 10% of all new car purchases



Emissions by Sector

City of El Segundo

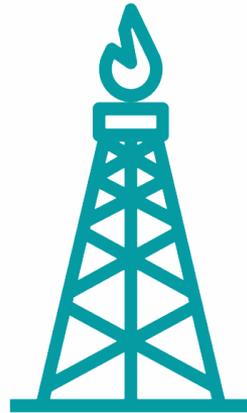




GHG Reduction Equivalencies



337,522
acres of forest



**0.88 natural gas-
fired
power plants**
2005 - 2019



**78,489 gas-
powered
vehicles**

**Equivalent amount of emissions in a year.*

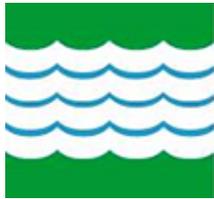


City Next Steps

- Create emissions forecasts and set 2045 targets
- Revise or add new strategies for emissions reduction in Climate Action Plan
- Update other policy/regulatory documents and administrative processes (e.g. General Plan, purchasing policies, strategic plans, etc.)
- Pursue grant funding and awards using inventory findings



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- Shawn Fujioka – Project Coordinator



Questions?

Kevin Truong

CivicSpark Fellow

kevin@southbaycities.org

Shawn Fujioka

Project Coordinator

shawn@southbaycities.org

Kim Fuentes

Deputy Executive Director

kim@southbaycities.org

