



# PLANNING COMMISSION AGENDA

## January 28, 2021

**PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE SOLELY BY TELECONFERENCE / VIDEOCONFERENCE.**

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### ***How Can Members of the Public Observe the Meeting?***

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

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### ***How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?***

Join via Zoom from a PC, Mac, iPad, iPhone, or Android device, or by phone.

Please use this URL

<https://zoom.us/j/94676943585?pwd=ZFJLL1RmK1kySnNzSVp2ZzJNR2pBZz09>

If you do not wish for your name to appear on the screen, then use the drop down menu and click on “rename” to rename yourself to be anonymous.

OR

Join by phone: [1-669-900-9128 US](tel:1-669-900-9128)

Enter Meeting ID: [946 7694 3585](tel:946-7694-3585)

Passcode: [076681](tel:076681)

Your phone number is captured by the zoom software and is subject to the Public Records Act unless you first dial “\*67” before dialing the number as shown above to remain anonymous.

*The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.*

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: [planning@elsegundo.org](mailto:planning@elsegundo.org). **Please include the meeting date and item number in the subject line.** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

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*Additional Information:*

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**Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the public communications portions of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is five (5) minutes per person. *Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.***

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DATE: Thursday, January 28, 2021

TIME: 5:30 p.m.

PLACE: Teleconference/Videoconference

VIDEO: El Segundo Cable Channel 3 (Live).  
Replayed Friday following Thursday's meeting  
at 1:00 pm and 7:00 pm on Channel 3.  
(Schedule subject to change)

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

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

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

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

**In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.**

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to City Business only and for which the Planning Commission is responsible—5 minutes per person; 30 minutes total).

Individuals who received value of \$50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

E. **Consent Calendar**

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

1. **EA 1295 – Alcohol Service at Jame Enoteca Restaurant (MB)**

**Project Address:** 241 Main Street

**Applicant:** Jackson Kalb

**Project Description:** A request to allow on-site sale and on-site consumption of beer, wine, and distilled spirits (Type 47 ABC License) at an expanded restaurant (Jame Enoteca) which contains an 897 square-foot indoor dining area and 197 square-foot outdoor dining area. (Environmental Assessment No. EA-1295 and Administrative Use Permit No. AUP 20-03)

**Environmental Determination:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities).

**RECOMMENDED ACTION:** Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1295 and Administrative Use Permit No. 20-03.

2. **EA 1296 – Beer and Wine Sales at Unocal 76 Gas Station (MB)**

**Project Address:** 770 N. Pacific Coast Highway, El Segundo, CA 90245

**Applicant:** Bobs Union, Inc.

**Project Description:** A request to allow the sale of beer and wine for off-site consumption (Type 20 ABC License) at a gas station (Unocal 76) that will contain a new 1,568 square-foot market. The existing building will be remodeled and repurposed to a market. (Environmental Assessment No. EA-1296 and Administrative Use Permit No. AUP 20-04)



**TITLE:**

On-site sale and on-site consumption of beer, wine and distilled spirits (Type 47 ABC License) at Jame Enoteca restaurant, located at 241 Main Street. (Environmental Assessment No. EA-1295 and Administrative Use Permit No. AUP 20-03).

Applicant: Jackson Kalb.

**RECOMMENDATION:** Receive and file

**BACKGROUND:**

On June 7, 2018, EA-1224 and AUP No. 18-03 was approved for onsite sale and consumption of beer and wine at an existing 990 square-foot restaurant, between 11am and 11pm. On August 15, 2018, a revision to the AUP was approved, ("Revision A") to allow onsite sale and consumption of beer and wine within a 90 square foot outdoor dining area. On January 19, 2020, a second revision to the AUP was approved, ("Revision B") to allow an expansion to the outdoor dining area from 90 square feet to 120 square feet.

On November 12, 2020, EA-1295 and AUP No. 20-03 was submitted for the expansion of the existing restaurant into the abutting tenant space, increase to the outdoor dining area to 197 square feet, upgrade from a Type 41 beer and wine license to a Type 47 license, and change to the hours for alcohol service. After considering the request, on January 21, 2021 the Director granted approval of the Administrative Use Permit to allow on-site sale and on-site consumption of beer, wine, and distilled spirits (Type 47 ABC License) at a proposed 2,327 square-foot restaurant (Jame Enoteca) containing an 897 square-foot indoor dining area and a 197 square-foot outdoor patio at 241 Main Street.

**DISCUSSION:**

The site is located in the in the Main Street Transitional District (MSTD) within the Downtown Specific Plan (DSP) zone. The immediate vicinity of the project site includes a financial institution, residential, office, retail, service, and other restaurant uses. Jame Enoteca is located in a one-story L-shape shopping center that is 24,103 square feet. The tenant space for Jame Enoteca is adjacent to the parking area which contains a financial institution, retail, restaurants, office and service uses. The proposed hours for alcohol sales is 10:00 am to 12:00 am daily, similar to limits placed on other restaurants in the downtown area. The proposed alcohol service for the restaurant is a compatible use in relation to existing uses in the area. The on-premise sale and consumption of alcohol in conjunction with food at a new restaurant in the Main Street Transitional District within the DSP zone is subject to an Administrative Use Permit.

The approval includes conditions that protect the City and surrounding users from potentially negative impacts. The conditions, findings of approval, and environmental assessment are provided in the attached approval letter. Staff believes that the project is appropriate for the location and will not operate in a way that will create unwanted impacts. Staff recommends that the Planning Commission receive and file the Director's approval. In the alternative, any Planning Commissioner may request that an item be discussed and a decision on the application be made by the Planning Commission instead.

**TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)**

**Quasi-judicial:** In the event the Planning Commission desires to review the Director's approval of the administrative use permit, the Planning Commission acts in its quasi-judicial capacity (*i.e.*, applying established standards to applications to determine specific rights under existing law). Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-5:

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

As stated above, the Director found that the proposed facility satisfied these findings and thus granted the permit.

**ENVIRONMENTAL REVIEW**

The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, "CEQA Guidelines"). 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)

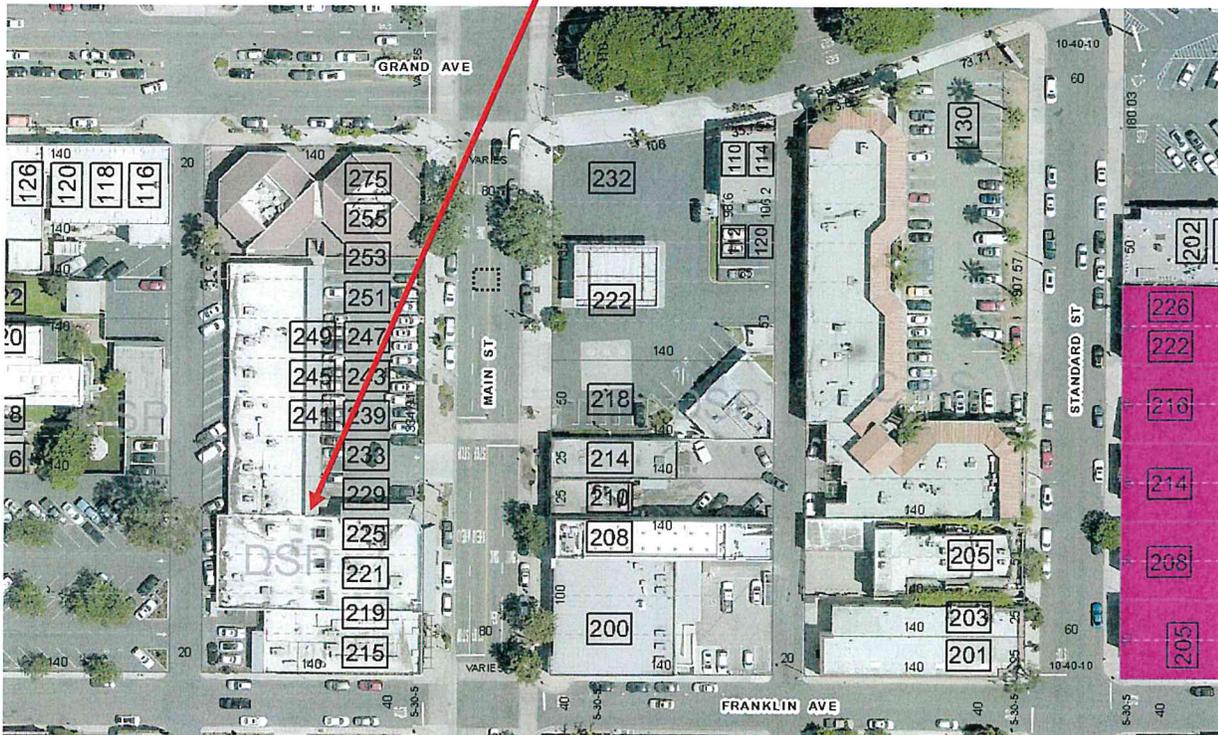
**PREPARED BY:** Maria Baldenegro, Assistant Planner *MB*  
**REVIEWED BY:** Eduardo Schonborn, AICP, Principal Planner *MB FOR ES*  
**APPROVED BY:** Sam Lee, Development Services Director *SL*

**ATTACHED SUPPORTING DOCUMENTS:**

1. Approval letter dated January 21, 2021
2. Plans

**AERIAL VIEW OF SITE**

**Restaurant**





# City of El Segundo

## Development Services Department

January 21, 2021

Mr. Jackson Kalb  
243 Main Street  
El Segundo, CA 90245

Subject: Environmental Assessment No. EA-1295 and Administrative Use Permit  
No. AUP 20-03  
Address: 241 Main Street, El Segundo, CA 90245

Dear Mr. Kalb:

Your request for an Administrative Use Permit allowing the sale of beer, wine and distilled spirits for on-site consumption (Type 47 ABC License) at Jame Enoteca Restaurant is hereby approved in accordance with the Downtown Specific Plan and El Segundo Municipal Code Section 15-22-5, and subject to the conditions of approval contained in the attached Exhibit A. The associated environmental determination and findings supporting the decision are described in Exhibit B.

Please note that this letter does not constitute the City's final decision in this matter. This determination is scheduled to be "received and filed" by the Planning Commission at the January 28, 2021, meeting. Any Planning Commissioner may request that this permit be discussed and a decision be made by the Commission instead of "received and filed."

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

Sincerely,

Sam Lee, Director  
Development Services Department

cc: Myca Tran, Art Rodriguez Associates

Exhibit A  
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Jackson Kalb representing Jame Enoteca (“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 20-03 (“Project Conditions”):

1. The sale of alcohol for on-site consumption is limited to 10:00 am and 12:00 am, daily. The outdoor dining area is limited to 200 square feet. 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 Development Services Director.
2. Any subsequent modification to the project as approved shall be referred to the Development Services Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.
3. The Development Services 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.
4. 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.*
5. All employees tasked to sell alcoholic beverages must provide evidence that they have either:
  - a. Obtained an ABC-issued certificate for completion of the Leadership and Education in Alcohol and Drugs (LEAD) program; or,
  - b. Completed an accepted equivalent training offered by the ABC district office to ensure proper distribution of beer, wine, and distilled spirits to adults of legal age.
  - c. If a prospective employee designated to sell alcoholic beverages does not have LEAD or equivalent training, then the applicant must within 15 days of this decision confirm with the Planning and Building Safety Department that a date is scheduled with the local ABC district office to complete the LEAD course.
  - d. Within 30 days of taking LEAD or equivalent course, employees or their employer must deliver each required certificate showing completion to the Police Department.

6. The licensee shall have readily identifiable personnel to monitor and control the behavior of customers inside the building premises, and shall monitor activity immediately adjacent to the property under the establishment's control to ensure the areas are generally free of nuisances.
7. If complaints are received regarding excessive noise, or other nuisances associated with the sale of beer, wine, and distilled spirits the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.
8. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products.
9. The restaurant shall not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.
10. The restaurant and the associated outdoor seating shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.
11. 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-1295 or Administrative Use Permit No. AUP 20-03. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1295 or Administrative Use Permit No. AUP 20-03, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.
12. Jackson Kalb representing Jame Enoteca must acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

These Conditions are binding upon Jackson Kalb, and all successors and assigns to the property at 241 Main Street, El Segundo, CA 90245 until superseded by another approval letter or rescinded.

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Jackson Kalb, Applicant

Exhibit B  
Environmental Determination and Required Findings

Environmental Assessment 1295:

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) because the proposed project consists of the permitting of existing private structures and involves a negligible expansion of the use.

Administrative Use Permit 20-03:

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:

1. The project is located within the Main Street Transitional District within the Downtown Specific Plan zone, where restaurants are permitted by right. It is replacing a former restaurant in a commercial area and is in proper relation to commercial adjacent uses within this area. The project is situated in an environment that includes retail, service uses, and other restaurants nearby.

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:

1. The property is in the Main Street Transitional District of the Downtown Specific Plan (DSP), which serves as a gateway to the Downtown Core. The standards for this district allow for flexibility and a mixture of commercial uses serving the residents, local employees, and visitors to the city. The DSP's goals provide consistency and reflect the vision of the General Plan, including facilitating economic development and promoting compatible land uses. The intent of the DSP is met by having several types of uses occupy several storefronts in one building. The proposed restaurant and the addition of alcohol sales as an ancillary use are consistent with this purpose.

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:

1. The sale of alcohol will be within an expanded restaurant and an existing outdoor dining area. No new construction is proposed as part of the request for an alcohol license. Alcohol sales will be permitted from 10:00 am to 12:00 am daily and will accompany meals, so the consumption of alcohol in a restaurant setting is not anticipated to become a nuisance.

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:

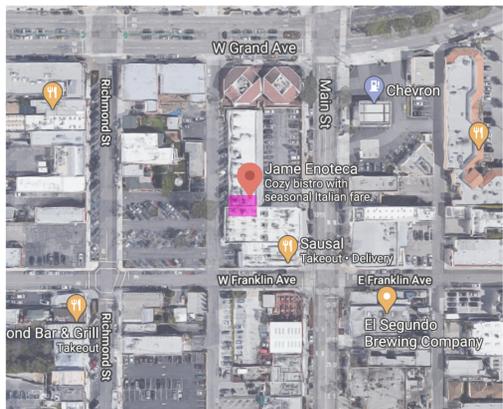
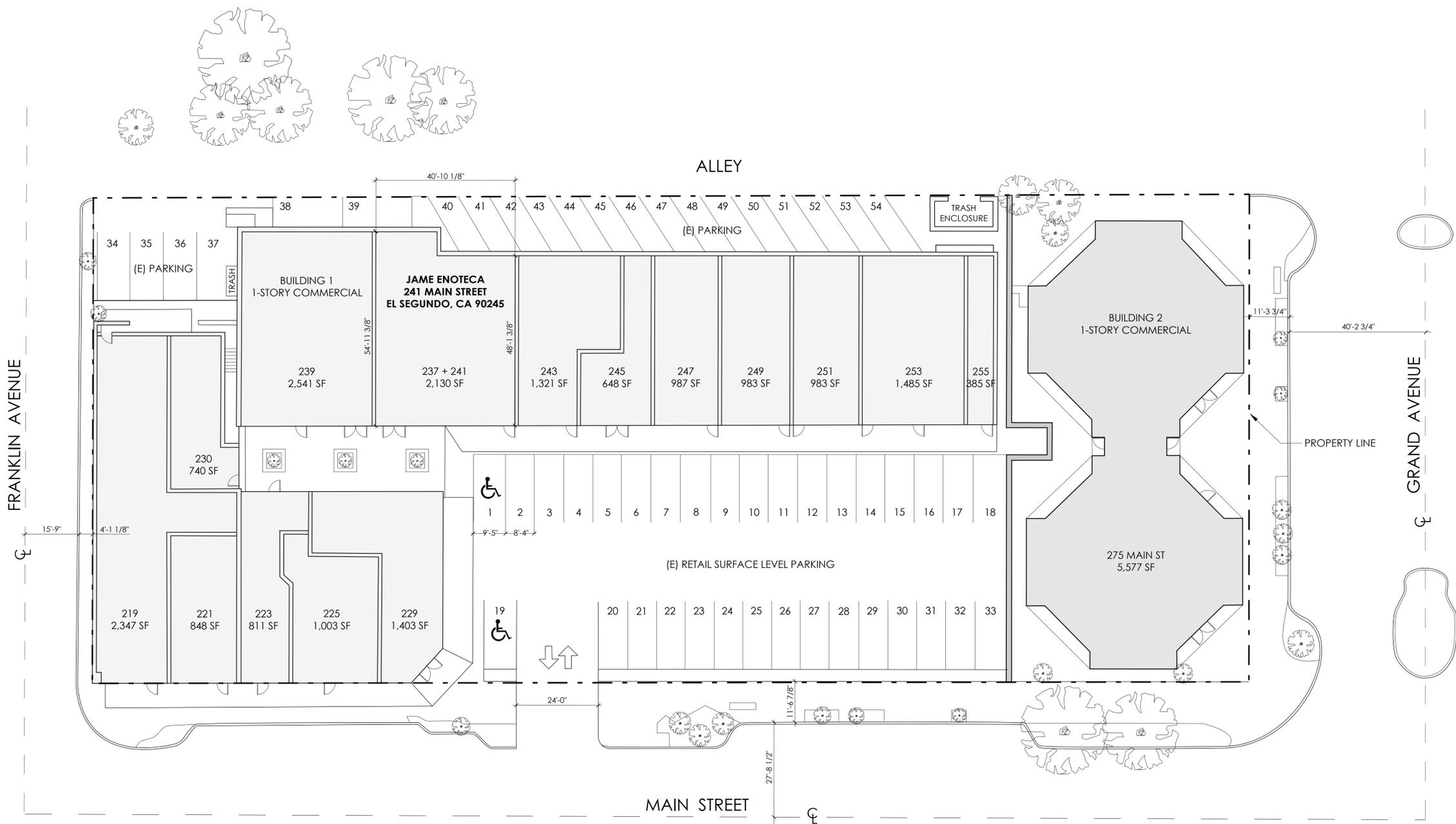
1. The on-site sale and on-site consumption of beer, wine and distilled spirits will not create any new impacts that would not be normally associated with the operation of a restaurant. The restaurant currently offers beer and wine, and has not been the subject of negative impacts. The proposal includes offering beer, wine and distilled spirits in a larger restaurant that will occupy the abutting tenant space.

Finding 5:

The State Department of Alcoholic Beverage Control has issued or will issue a license to sell beer, wine and distilled spirits to the Applicant.

Facts in Support of Finding 5:

1. The City expects the Applicant will obtain a license from the State of California Department of Alcoholic Beverage Control for the on-site sale and on-site consumption of beer, wine, and distilled spirits for a restaurant (Type 47 ABC License). In the event the Applicant does not receive such license, the City's approval will be null (Condition No. 4).



4 VICINITY MAP

**BUILDING INFORMATION**

PROJECT NAME:	JAME ENOTECA
PROJECT ADDRESS:	241 MAIN STREET EL SEGUNDO, CA 90245
INDOOR AREA:	2,130 SQ FT
OUTDOOR AREA:	197 SQ FT
TOTAL FLOOR AREA:	2,327 SQ FT

**LEGAL INFORMATION**

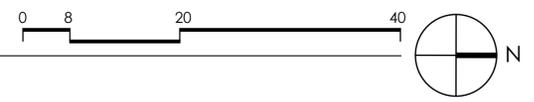
PROPERTY AREA:	46,877 SQ FT
BUILDING AREA:	24,103 SQ FT
ASSESSOR PARCEL NO.:	4136-025-019
TRACT:	EL SEGUNDO
LOTS:	14 THRU 26
ZONING:	MAIN STREET TRANSITIONAL DISTRICT
GENERAL PLAN LAND USE:	DOWNTOWN SPECIFIC PLAN

**PARKING INFORMATION**

PARKING REQUIRED:	17 [1 PER 75 SQ FT DINING AREA + 1 PER 250 SQ FT NON-DINING AREA]
PARKING PROVIDED:	54 [2 ADA] (EXISTING SHARED)

3 BUILDING INFORMATION

1 SITE PLAN  
SCALE 1/16" = 1'-0"

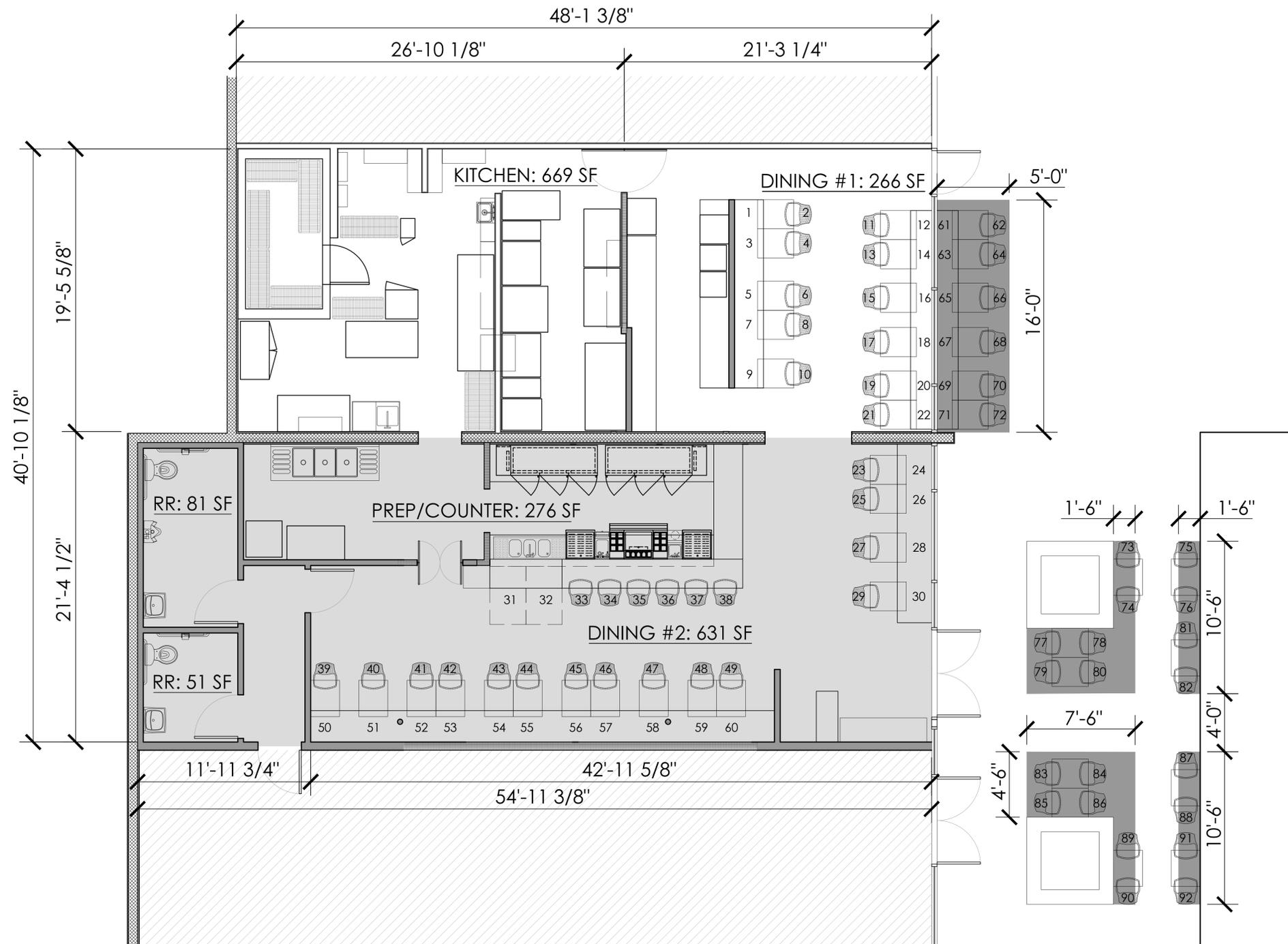


**JAME ENOTECA**  
241 MAIN STREET  
EL SEGUNDO, CA 90245

APPLICANT:  
**JACKSON KALB**  
WORKSHOP RESTAURANT LLC

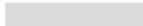
SHEET DESCRIPTION:  
**SITE PLAN**  
09/02/2020

SHEET NUMBER:  
**A1**



### SUMMARY TABLE

ROOM	AREA	SEATS
DINING #1	266	22
DINING #2	631	38
KITCHEN	669	
PREP/COUNTER	276	
RESTROOMS	132	
OTHER	156	
<b>INDOOR</b>		<b>60</b>
<b>OUTDOOR</b>		<b>32</b>
<b>TOTAL</b>	<b>2,327</b>	<b>92</b>

-  EXISTING RESTAURANT
-  EXPANSION
-  OUTDOOR DINING AREA



2664 LACY STREET  
LOS ANGELES, CA 90031  
T: 323.669.0278 • F: 323.669.0282  
WWW.MAKEARCH.COM

## JAME ENOTECA

241 MAIN STREET  
EL SEGUNDO, CA 90245

### APPLICANT:

JACKSON KALB  
WORKSHOP RESTAURANT LLC

## FLOOR PLAN

Scale: 1/4" = 1'-0"  
Date: 08/26/2020

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**TITLE:**

On-site sale of beer and wine for off-site consumption (Type 20 ABC License) at an existing gas station (Unocal 76) that will contain a new 1,568 square-foot market. (Environmental Assessment No. EA-1296 and Administrative Use Permit No. AUP 20-04)

Applicant: Bob Kizirian representing Bobs Union, Inc.

**RECOMMENDATION:** Receive and file

**BACKGROUND:**

On November 13, 2020, EA-1296 and AUP No. 20-04 was submitted for the sale of beer and wine for off-site consumption (Type 20 ABC License) at an existing gasoline station (Unocal 76) that will contain a new 1,568 square-foot market. The applicant has owned the gas station since 2010 and is converting the existing one-story automotive repair building to a convenience store. The proposed remodel will include new storefront windows and new finishes to the exterior of the building. The applicant intends to sell beverages, fresh food and a variety of other items. After considering the request, on January 21, 2021 the Director granted approval of the Administrative Use Permit to allow on-site sale beer and wine for off-site consumption (Type 20 ABC License) at a new 1,568 square-foot market at 770 North Pacific Coast Highway.

**DISCUSSION:**

The site is located in the in the Corporate Office (CO) zone. The immediate vicinity of the project site includes wholesale, retail, restaurant, gas station, and office uses. Alcohol sales are proposed from 6:00 am to 2:00 am daily. The refrigeration coolers for the alcohol will be equipped with automatic locking doors and will be set to lock at 2:00 am daily. The proposed sale of alcohol at the site at a new market is a compatible use in relation to existing uses in the area. Alcohol sales at a retail establishment in the Corporate Office (CO) zone is subject to an Administrative Use Permit.

The approval includes conditions that protect the City and surrounding land uses from potentially negative impacts. The conditions, findings of approval, and environmental assessment are provided in the attached approval letter. Staff believes that the project is appropriate for the location and will not operate in a way that will create unwanted impacts. Staff recommends that the Planning Commission receive and file the Director's approval. In the alternative, any Planning Commissioner may request that an item be discussed and a decision on the application be made by the Planning Commission instead.

**TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)**

**Quasi-judicial:** In the event the Planning Commission desires to review the Director's approval of the administrative use permit, the Planning Commission acts in its quasi-judicial capacity (*i.e.*, applying established standards to applications to determine specific rights under existing law). Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-5:

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

As stated above, the Director found that the proposed facility satisfied these findings and thus granted the permit.

**ENVIRONMENTAL REVIEW**

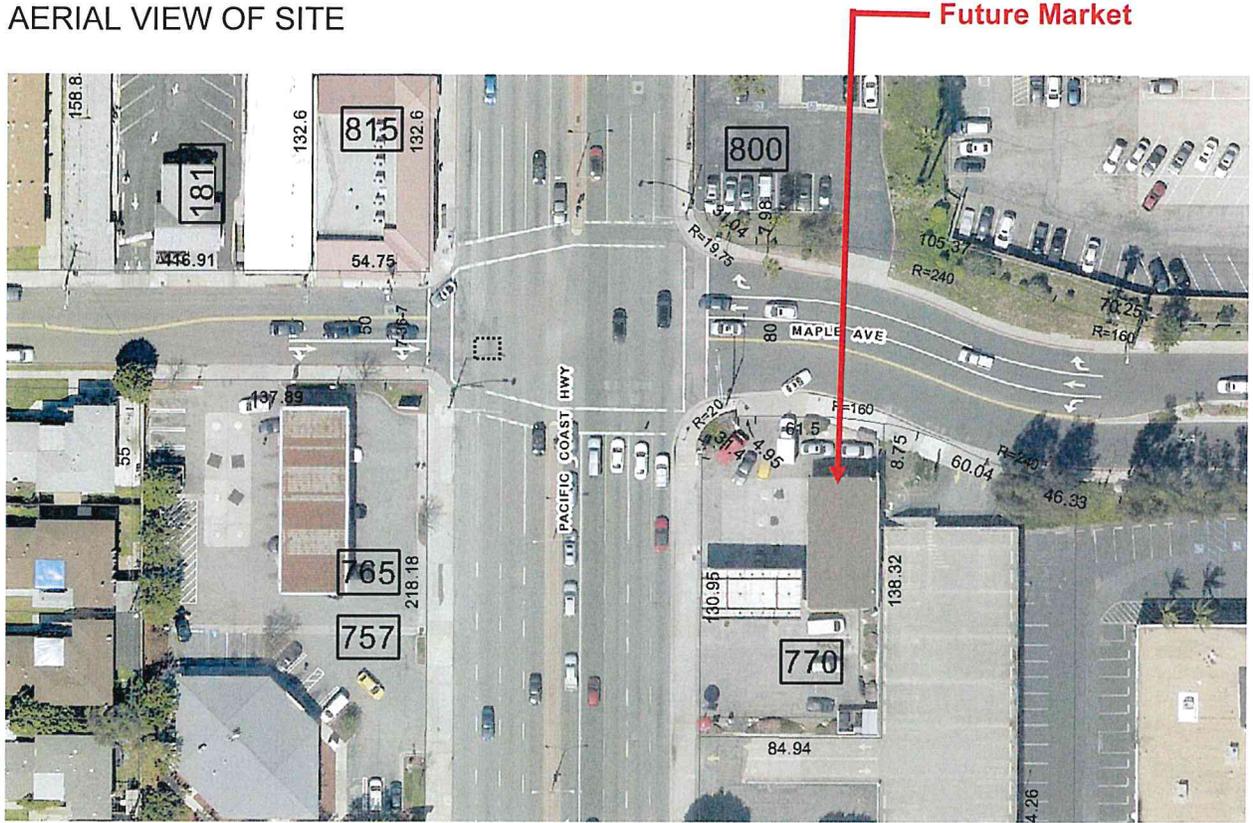
The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, "CEQA Guidelines"). The project is categorically 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)

**PREPARED BY:** Maria Baldenegro, Assistant Planner *MB*  
**REVIEWED BY:** Eduardo Schonborn, AICP, Principal Planner *ES MB JPL KS*  
**APPROVED BY:** Sam Lee, Development Services Director *SL*

**ATTACHED SUPPORTING DOCUMENTS:**

1. Approval letter dated January 21, 2021
2. Plans

AERIAL VIEW OF SITE





# City of El Segundo

## Development Services Department

January 21, 2021

Mr. Bob Kizirian  
770 N. Pacific Coast Highway  
El Segundo, CA 90245

RE: Environmental Assessment 1296 and Administrative Use Permit No. AUP 20-04

Address: 770 N. Pacific Coast Highway, El Segundo, CA 90245

Dear Mr. Kizirian:

Your request for an Administrative Use Permit allowing the sale of beer and wine for off-site consumption (Type 20 ABC License) at a Unocal 76 Gas Station is approved in accordance with the Corporate Office (CO) zone, El Segundo Municipal Code Section 15-22-5, and subject to the conditions of approval in the attached Exhibit A. The associated environmental determination and findings supporting the decision are described in Exhibit B.

Please note that this letter does not constitute the City's final decision in this matter. This determination is scheduled to be "received and filed" by the Planning Commission at the January 28, 2021, meeting. Any Planning Commissioner may request that this permit be discussed and a decision be made by the Commission instead of "received and filed."

Should you have any questions, please contact Assistant Planner Maria Badenegro at (310) 524-2341.

Sincerely,

Sam Lee, Director  
Development Services Department

cc: Sherrie Olson

Exhibit A  
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Bob Kizirian representing Bob’s Union, Inc. (“Applicant”) agree that they will comply with the following provisions as conditions for the City of El Segundo’s approval of Administrative Use Permit No. AUP 20-04 (“Project Conditions”):

1. The sale of alcohol for off-site consumption is limited to 6:00 am and 2:00 am, daily. Any change to the hours of operation or the hours that alcohol may be sold is subject to review and approval by the Director of Development Services Department.
2. Any subsequent modification to the project as approved must be referred to the Director of Director of Development Services Department for approval or a determination regarding the need for Planning Commission review of the proposed modification.
3. The Director of Development Services 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.
4. In addition to complying with the requirements of the City of El Segundo and the State of California Department of Alcoholic Beverage Control the market is subject to County Health Department regulations for the storage of food.
5. The applicant must 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.*
6. All employees tasked to sell alcoholic beverages must provide evidence that they have either:
  - a. Obtained an ABC-issued certificate for completion of the Leadership and Education in Alcohol and Drugs (LEAD) program; or,
  - b. Completed an accepted equivalent training offered by the ABC district office to ensure proper distribution of beer, wine, and distilled spirits to adults of legal age.
  - c. If a prospective employee designated to sell alcoholic beverages does not have LEAD or equivalent training, then the applicant must within 15 days of this decision confirm with the Director of Development Services Department that a date is scheduled with the local ABC district office to complete the LEAD course.

- d. Within 30 days of taking LEAD or equivalent course, employees or their employer must deliver each required certificate showing completion to the Police Department.
7. The licensee must have readily identifiable personnel to monitor and control the behavior of customers inside the building premises. Staff must monitor activity immediately adjacent to the property under the establishment's control to ensure the areas are generally free of nuisances.
8. If complaints are received regarding excessive noise, or other nuisances associated with the sale of beer, wine, and distilled spirits the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.
9. There must be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products.
10. The building must not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.
11. The building and any outdoor seating must comply with the California Building and Fire Code requirements, as adopted by the ESMC.
12. 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-1296 or Administrative Use Permit No. AUP 20-04. 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-1296 or Administrative Use Permit No. AUP 20-04, 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.
13. Bob Kizirian representing Bob's Union, Inc. (Unocal 76 Gas Station) must acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

These Conditions are binding upon Bob Kizirian, and all successors and assigns to the property at 770 North Pacific Coast Highway, El Segundo, CA 90245 until superseded by another approval letter or rescinded.

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Bob Kizirian, Applicant

Exhibit B  
Environmental Determination and Required Findings

Environmental Assessment 1296:

After considering the above facts and findings, 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) because the proposed project consists of the permitting of existing private structures and involves a negligible expansion of the use.

Administrative Use Permit 20-04:

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.

1. The project is located in the Corporate Office (CO) zone, where retail is a permitted accessory use to a gas station by right. Retail is replacing an auto repair bay and is in proper relation to commercial adjacent uses within this area. The project is situated in a environment that includes retail, service uses, and other restaurants nearby.

Finding 2: The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

1. The property is in the Corporate Office (CO) zone. This zone is intended to provide for the development of office projects. Regulations are designed to promote a restricted mixture of office and food serving uses with limited retail uses. The proposed retail and the addition of alcohol sales as an ancillary use are consistent with this purpose.

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.

1. The sale of alcohol will be permitted from 6:00 am to 2:00 am daily, so it is unlikely that the market will not cause the establishment to become a nuisance.

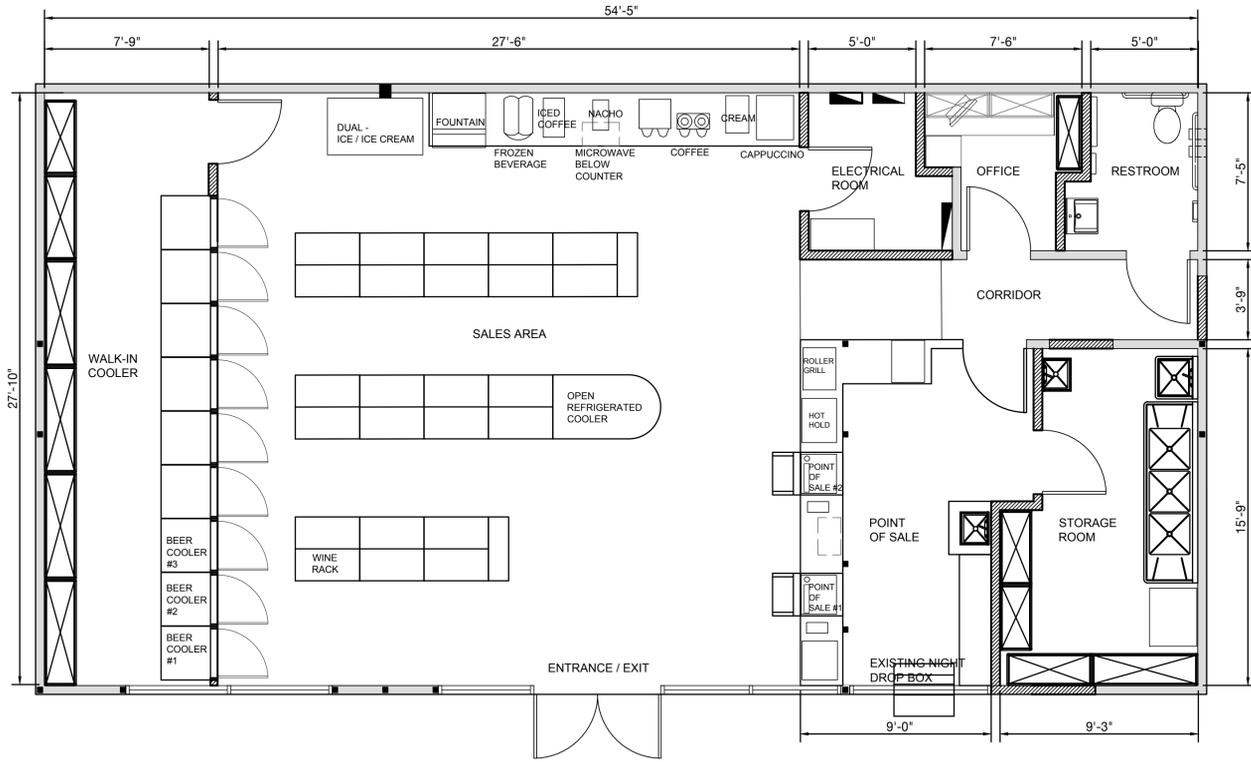
Finding 4: Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

1. The on-site sale of beer and wine for off-site consumption will not create any new impacts that would not be normally associated with the operation of a market at a gas station.

Finding 5: The State Department of Alcoholic Beverage Control has issued or will issue a license to sell beer, wine and distilled spirits to the Applicant.

1. The City expects the Applicant will obtain a license from the State of California Department of Alcoholic Beverage Control for the on-site sale of beer and wine for off-site consumption at a market (Type 20 ABC License). A public convenience and necessity letter will be prepared. In the event the Applicant does not receive such license, the City's approval will be null (Condition No. 4).





**SPACE PLAN**

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



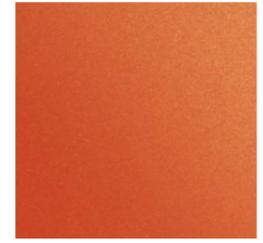
**(A) STORE FRONT SYSTEM**  
KAWNEER ENCORE  
FRAME FINISH: DARK BRONZE #40



**(B) SPANDREL GLASS PANEL:**  
GUARDIAN GLASS  
TRUE UNIFORM COLOR,  
GUARDIAN DECO HT  
COLOR: WARM GREY



**(C) ACM ACCENT PANEL:**  
ALUCOBOND PLUS  
THE ANNODIZED COLLECTION  
DARK BRONZE ANNODIZED  
GLOSS 15-25



**(D) ACM ACCENT PANEL:**  
ALUCOBOND PLUS  
THE SPECTRA COLLECTION  
CUPRAL PVDF/FEVE  
GLOSS 70-80

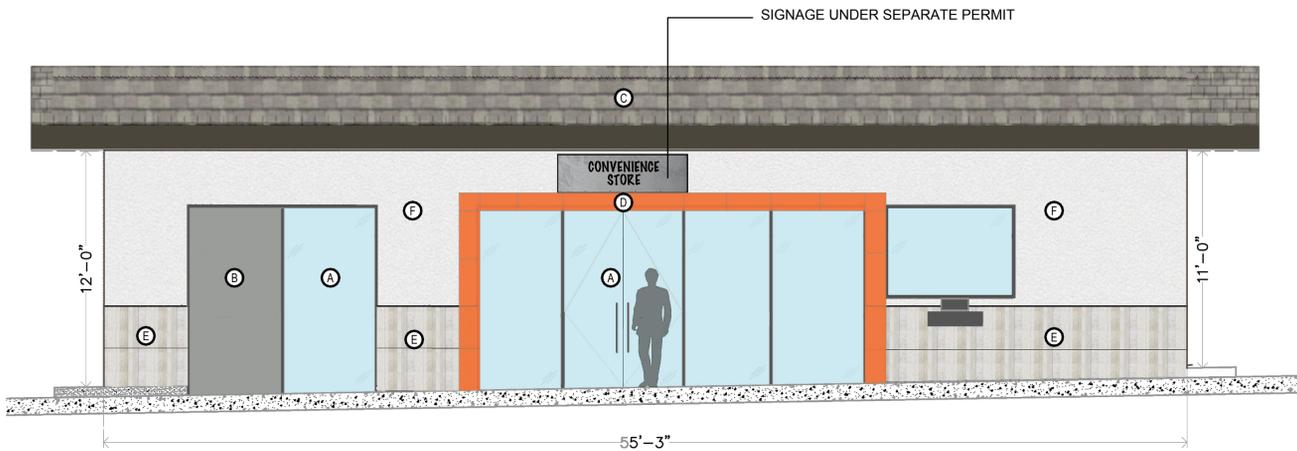


**(E) TRAVERTINE VENEER**  
TRAVERTINE CREMINO VEIN CUT  
PENINSULA BLG MATERIALS CO.  
OR APPROVED EQUAL

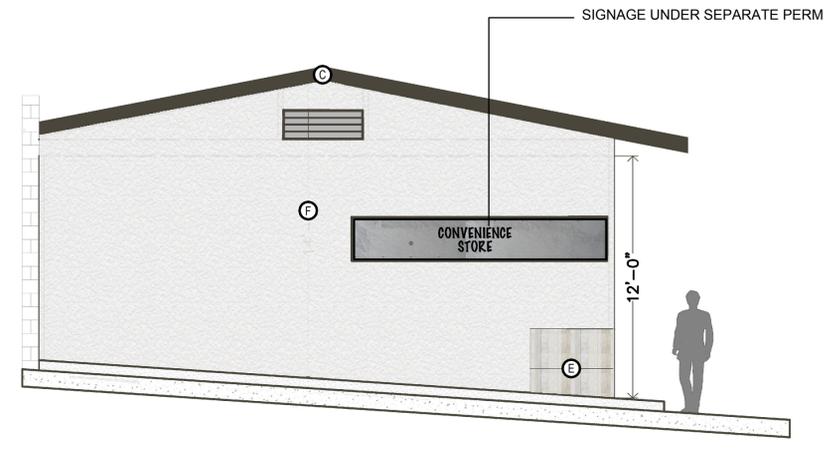


**(F) SMOOTH STUCCO**  
OMEGA COLOR TEK  
#10 OMEGA WHITE

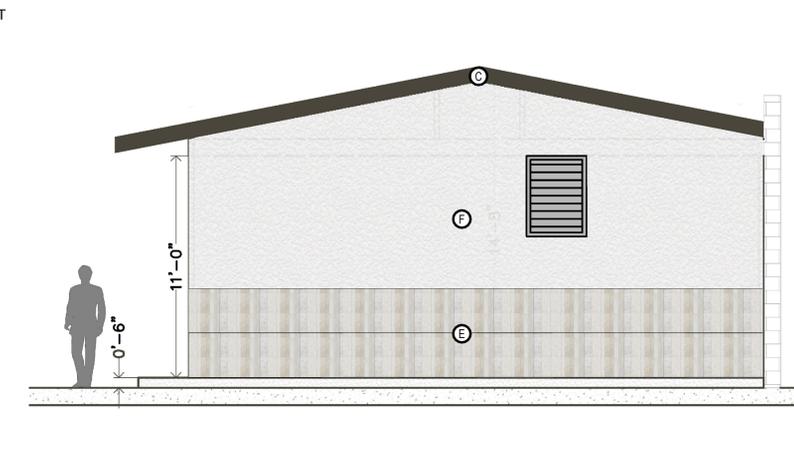
**MATERIAL BOARD**



**EXTERIOR FRONT ELEVATION**



**EXTERIOR NORTH SIDE ELEVATION**



**EXTERIOR SOUTH SIDE ELEVATION**

**770 N PACIFIC COAST HWY**  
EL SEGUNDO, CA  
**BOB'S UNION CONVENIENCE STORE**  
Client : Ara Kizirian

**SPACE PLAN, MATERIAL BOARD  
AND EXTERIOR ELEVATIONS**

Yield study only. Planning approvals and other planning mechanism need to be confirmed.

Project #: 2020433.00  
NOVEMBER 3RD, 2020



ARCHITECTURE WITHIN REACH

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