



PLANNING COMMISSION AGENDA December 14, 2023

How Can Members of the Public Observe the Meeting?

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

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

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber. For in person comments, please fill out a Speaker Card located in the Chamber Lobby. *The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.*

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

Additional Information:

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

DATE: Thursday, December 14, 2023
TIME: 5:30 p.m.
PLACE: City Council Chamber, City Hall
350 Main Street, El Segundo, CA 90245

VIDEO: El Segundo Cable Channel 3 (Live).
Replayed Friday following Thursday's meeting

at 1:00 pm and 7:00 pm on Channel 3.
(Schedule subject to change)

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

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

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

Playing of video or use of visual aids may be permitted during meetings if they are submitted to the Community Development Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department and on the City's website, www.elsegundo.org.

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

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to matters within the Planning Commission’s subject matter jurisdiction or items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of \$50 or more to communicate to the Planning Commission on another’s behalf, and employees speaking on their employer’s behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.
- E. **Written Communications** (other than what is included in agenda packets)
- F. **Consent Calendar**
All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next agenda heading.

1. Approval of Planning Commission Meeting Minutes

- November 9, 2023

RECOMMENDED ACTION: Approve the minutes.

2. Administrative Use Permit to Allow a Type 20 ABC License (Beer and Wine) at a Retail Establishment (Blum Wine and Flowers) Located at 150 South Pacific Coast Highway, Unit E. (Environmental Assessment No. EA-1352 and Administrative Use Permit No. AUP 23-01). (JF)

Applicant: Yulia Blyum

Project Description: A request for an Administrative Use Permit (“AUP”) to allow the sale of wine for consumption off the premises (Type 20 ABC license) for a new retail store tenant (Blum Wine and Flowers) at an existing shopping center. Specifically, the AUP allows the sale of wine for offsite consumption at a 1,233 square-foot existing shopping center located at 150 South Pacific Coast Highway, Unit E. (Environmental Assessment No. EA-1352 and AUP No. 23-01).

Environmental Determination: The 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 CEQA pursuant to CEQA Guidelines § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) since the proposed project involves the conversion of an existing 1,233 square-foot restaurant space to a wine and flower retail store (change of use) and obtaining a State of Alcoholic Beverage Control Type 20 (Off-Sale Beer and Wine) License.

RECOMMENDED ACTION: Receive and file the Community Development Director's approval of Environmental Assessment No. EA-1352 and AUP No. 23-01.

G. Continued Business

H. New Public Hearings

I. New Business

3. Housing Element Community Meeting. (PS)

Staff will provide a presentation on the implementation of the 2021-2029 Housing Element, answer questions, and receive community input on the Housing Element and other Housing-related topics.

RECOMMENDED ACTION: Receive and file presentation from staff; receive public input; discuss; and provide direction.

4. Election of Planning Commission Chair and Vice Chair for Calendar Year 2024. (ES)

RECOMMENDED ACTION: Nominate and elect a Chair and Vice Chair per Planning Commission Bylaws § II(B)(1).

5. Discuss possible cancelation of December 28, 2023 Planning Commission Meeting. (ES)

RECOMMENDED ACTION: Consider cancellation and take appropriate action.

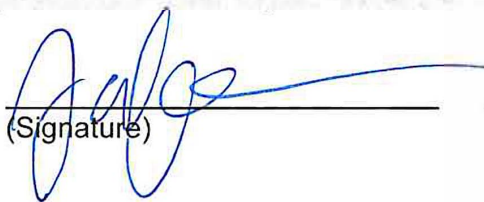
II. Report from Community Development Director or designee

III. Report from the City Attorney's office

IV. Planning Commissioners' Comments

V. Adjournment—next regular scheduled meeting for January 11, 2024 at 5:30 p.m.

POSTED:


(Signature)

12/7/2023 4:36pm
(Date and time)



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

November 9, 2023

A. Call to Order

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

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

Present: Chair Keldorf
Present: Vice Chair Hoeschler
Present: Commissioner Newman
Present: Commissioner Inga
Absent: Commissioner Maggay

Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: Joaquin Vazquez, City Attorney
Also present: Jazmin Farias, Planning Technician

D. Public Communications

Resident Sheryl Smith invited the public and Planning Commissioners to a presentation that residents in the Holly Kansas and Grand neighborhood have prepared regarding the proposed Grand Kansas apartment complex development.

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

One written communication was received regarding Agenda item H.2. Written communication was distributed to Planning Commissioners and posted on the city's website.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- October 26, 2023

MOTION: Approve the minutes.

**Moved by Commissioner Newman, second by Commissioner Inga.
Motion carried, 4-0, by the following vote:
Ayes:** Keldorf, Hoeschler, Newman, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

2. Conditional Use Permit (CUP) for a New Major Wireless Communication Facility (JF).

Planning Technician Jazmin Farias presented the staff report regarding the operation of a Major Wireless Communication Facility mounted/concealed inside an existing Church tower structure and associated ground mounted mechanical equipment inside a new 6-foot-tall (11-foot by 8-foot) concrete masonry wall equipment enclosure pad at the southeast side of the property. Applicant is present to answer questions.

Commissioner Newman inquired about health issues in relation to 5G facilities. City Attorney Joaquin Vazquez advised that federal law trumps our local law; in summary if a potential facility meets radio frequency emission standards (governed by the FCC) and falls within those parameters the city cannot deny the permit. Submittal packet contains information indicating that the facility complies with such parameters.

Chair Keldorf opened public communications.

- Applicant representative Alex Tsaturov informed Planning Commissioners that DISH Wireless agrees with all conditions but one minor detail on condition no. 4 as they believe that retexturizing of the entire steeple is not needed and its costs would be cumbersome. Applicant is proposing an alternative design for the steeple which would include a cornice band around the tower (to match the existing cornice band) instead of retexturizing the entire steeple.

Chair Keldorf closed public communications.

Further communication from Planning Commission:

- Commissioner Newman thinks it is important for property owner to review and agree to the alternative design and thinks it is best to include alternative language in the conditions of approval to allow either design to be implemented.

- Planning Commissioner consensus to add language to condition no. 4 stating that Dish Wireless shall re-texture the entire steeple aside from painting it or alternatively they can add a cornice band around the tower, texture the area between the new cornice band and the existing upper-most cornice band on all four facades of the steeple, and re-paint the entire steeple.

MOTION: Adopt Resolution No. 2945, conditionally approving Environmental Assessment No. EA-1351 and Conditional Use Permit No. 23-03 with amended language for condition no. 4 as described by staff.

**Moved by Commissioner Newman, second by Commissioner Inga.
Motion carried, 4-0, by the following vote:
Ayes: Keldorf, Hoeschler, Newman, and Inga.**

3. Zone Text Amendment to Implement Program 9 of the City’s Housing Element (ES).

Planning Manager Eduardo Schonborn presented the staff report regarding the amended sections of the City’s Zoning Code (Title15) pertaining to Emergency Shelters; Employee Housing and Low Barrier Navigation Centers; regulatory classifications for Residential Care Facilities and Senior Citizen Housing; and addition of a section regarding Reasonable Accommodations.

Chair Keldorf opened public communications.

None.

Chair Keldorf closed public communications.

MOTION: Adopt Resolution No. 2941, recommending that the City Council find the proposed Ordinance exempt from CEQA pursuant to Environmental Assessment No. 1345 and approve the proposed Ordinance/Zone Text Amendment No. 23-02 to amending Title 15 of the El Segundo Municipal Code to implement Program 9 of the El Segundo Housing Element.

**Moved by Commissioner Newman, second by Commissioner Inga.
Motion carried, 4-0, by the following vote:
Ayes: Keldorf, Hoeschler, Newman, and Inga.**

I. New Business

None.

J. Report from Community Development Director or designee

Eduardo reminded Planning Commissioners of the Planning Commissioners Academy that is coming up and advised them to notify him if they would like to attend no later than by the end of January so that they could be registered. Eduardo provided a summary of the items that were before City Council at the last meeting, those being the Smoky Hollow Specific Plan Amendment (second reading) which will go into effect at the beginning of December, pilot home share program which will officially end and become an actual permitting program.

K. Report from City Attorney’s Office

City Attorney Joaquin Vazquez recommended they attend the academy as it is a great Planning Commissioner training event.

L. Planning Commissioners’ Comments

Commissioner Newman requested an update on the gateway sign. Eduardo advised that there is no update and mentioned that Elias Sason Public Works Director is the one who oversees the project and can provide additional information.

Chair Keldorf shared information for the united against hate event that the DEI committee is organizing.

Planning Commissioners provided consensus to adjourn the November 23rd meeting as it falls on Thanksgiving Day.

M. Adjournment—the meeting adjourned at 6:33pm.

The next meeting is scheduled for December 14, 2023 at 5:30 pm.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair

TITLE:

Administrative Use Permit to Allow a Type 20 ABC License (Beer and Wine) at a Flower Retail Establishment (Blum Wine and Flowers) at 150 South Pacific Coast Highway, Unit E. (Environmental Assessment No. EA-1352 and Administrative Use Permit No. AUP 23-01).

Applicant: Yulia Blyum

RECOMMENDATION:

1. Receive and file the Community Development Director's approval of Environmental Assessment No. EA-1352 and Administrative Use Permit No. AUP 23-01, and direct staff to forward a "Public Convenience and Necessity" (PCN) letter for City Council's consideration and authorization to issue the PCN letter.

BACKGROUND:

On October 19, 2023, the applicant (Yulia Blyum) submitted an application requesting the pairing of flower sales with off-sale of wine for off-site consumption at a 1,233 square-foot existing tenant space located at 150 South Pacific Coast Highway, Unit E.

On December 8, 2023 the Community Development Director approved the Administrative Use Permit, allowing the pairing of flower sales with off-sale of wine for off-site consumption (Type 20 ABC License) at the retail establishment (Blum Wine and Flowers), subject to conditions of approval outlined in Attachment 1.

DISUSSION:

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 rights under existing law). Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-3:

1. *There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*
2. *The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*
3. *The proposed location and use and the conditions under which the use would be operated or maintained to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

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

The Director has determined that the findings listed above can be made to support approval of the AUP, allowing the pairing of flower sales with off-sale of wine for off-site consumption at an existing tenant space for a new flower retail establishment. The retail establishment is in the C-3 (General Commercial) Zone, where retail sale uses are permitted by right. Blum Wine and Flowers is replacing a former restaurant tenant space, in an existing commercial center (North Village) 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 flower boutique provides an enhanced flower boutique opportunity for the City and will operate with an ABC Type 20 license. The retail establishment and proposed ancillary off-sale of wine for off-site consumption are in proper relation to adjacent commercial uses within this area because retail establishments are permitted by right and it is replacing a former restaurant in an existing commercial center that currently includes retail, general office, medical office, and restaurant uses. Furthermore, the C-3 General Commercial zone is developed with similar uses that provide this typical ancillary service.

The approval also includes conditions that protect the City and surrounding users from potentially negative impacts, and any subsequent modifications to the floor plan and areas where 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. The Director concluded that the project is appropriate for the location and will not operate in a way that will create unwanted impacts. Therefore, staff recommends that the Planning Commission receive and file the Director's approval. In the alternative, any Planning Commissioner may request that this permit be discussed, and a decision be made by the Planning Commission instead of "received and filed."




Additional Information:

ABC requires the City to issue a "Public Convenience and Necessity" (PCN) letter prior to the State issuing the liquor license for cities and counties where the ratio of Type 20 licenses exceeds one for each 2,500 inhabitants. Per Census Tract 9800.13 the proposed site has a population of 0 people per square mile resulting in an overconcentration of Type 20 ABC licenses in the city. The City of El Segundo currently has 9 active Type 20 licenses.

The El Segundo Police Department has reviewed calls for service at this location for the past six months and has found no basis for denial. Additionally, similar locations in the City of El Segundo with off-sale ABC licenses were checked with no adverse information found. The Police Department and Community Development Director do not object to the issuance of the alcohol permit for the flower and wine retail establishment as it will not create law enforcement problems and does not result in an undue concentration of licenses.

Should the Planning Commission receive and file the Director's approval, Staff will prepare a draft PCN letter that will be presented to City Council for their authorization to issue the PCN letter.

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) because the proposed project involves the conversion of an existing 1,233 square-foot restaurant space to a wine and flower retail store (change of use) located at 150 South Pacific Coast Highway, Unit E.

PREPARED BY: Jazmin Farias, Planning Technician 
REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager 
APPROVED BY: Michael Allen, AICP, Community Development Director 

ATTACHED SUPPORTING DOCUMENTS:

1. Approval letter with conditions of approval dated December 8, 2023
2. Store interior layout and photo simulations



City of El Segundo

Community Development Department

December 7, 2023

Yulia Blyum
1129 22nd Street
Hermosa Beach, CA 90254

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

Dear Yulia Blyum:

Your request for an Administrative Use Permit allowing the pairing of flower sales with off-sale of wine for consumption off the premises (Type 20 ABC License) at Blum Winde and Flowers is APPROVED in accordance with the El Segundo Municipal Code Section 15-22-5M and subject to the conditions of approval contained in the attached Exhibit A. The approved AUP allows the pairing of flower sales with off-sale of wine for off-site consumption at a 1,233 square-foot retail establishment (previous tenant was a restaurant) in an existing shopping center located at 150 South Pacific Coast Highway, Unit E. The associated environmental determination and findings supporting the decision are described in Exhibit B.

This determination is scheduled to be "received and filed" by Planning Commission at the December 14, 2023 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 Planning Technician Jazmin Farias at (310) 524-2342, or via email at jfarias@elsegundo.org.

Prepared by:

Eduardo Schonborn, AICP
Planning Manager

Approved by:

Michael Allen, AICP
Community Development Director

Exhibit A
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Yulia Blyum (“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 (“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 (Off-Sale Beer and Wine) license.
2. The 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 1,100 square-foot retail display space comprised off a flower design area, flower cooler, check-out area, center display island, wall mounted wine racks, wine cooler, and wall mounted display area for ceramics; and a 133 square-foot rear space for flower preparation, inventory storage, and a restroom.
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 10:00 a.m. to 7:00 p.m. Monday – Saturday and 12:00 p.m. to 5:00 p.m. Sunday. Any change to the hours is subject to review and approval by the Community Development Director.
4. 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 1,100 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.
5. 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.
6. 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.
7. Any subsequent modification to the type of retail store, 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.

8. The applicant shall obtain and maintain all licenses and comply with all regulations of the Alcoholic Beverage Control (ABC) Act (Business & Professions Code Section 23300) and the regulations promulgated by the Board, including the regulations set forth in 4 Cal. Code of Regs. §§55, *et seq.*
9. 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.*
10. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for off-sale of beer and wine for off-site consumption. If the Applicant does not receive such approval by December 8, 2024 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.
11. 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.
12. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products.
13. The flower retail store shall not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.
14. The flower retail store and the associated indoor display area shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.
15. The applicant shall obtain the necessary permits and approval from the City for any special events occurring on the premises.
16. 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 or Administrative Use Permit No. AUP 23-01. 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-1352 or Administrative Use Permit No. AUP 23-01, 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.
17. Yulia Blyum shall acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

18. If the Administrative Use Permit privileges granted under EA-1352 and AUP 23-01 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

19. 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.
20. 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.
21. 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.
22. 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
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. 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.
24. Alcoholic beverages shall not be consumed on the premises.
25. Patrons who appear obviously intoxicated shall not be sold any alcoholic beverages.
26. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
27. There shall be no dancing or live entertainment.

28. The quarterly gross sales of alcoholic beverages on the Premises shall not exceed 50% of the gross sales flowers during the same period. The applicant shall at all times maintain current, accurate, and readily accessible records which separately reflect the gross sales amounts of food, service and alcoholic beverages on the Premises. Said records shall be kept current on no less than a quarterly basis (every three months) and shall be made available within 24 hours upon demand by the City.
29. Applicant shall not establish a formal bar designated for the consumption of alcoholic beverages.
30. 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.
31. Parking lot lights shall remain on for one hour after the close of business.
32. Conditions approved under a Conditional or Administrative Use Permit shall be visibly posted in an area accessible to the public along with the City of El Segundo business license.
33. 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.
34. The Conditional or Administrative Use Permit may be revoked if the business is convicted of selling wine to a minor.
35. The Conditional or Administrative Use Permit may be modified or revoked by the City should it be determined that the proposed use or conditions under which it was permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained as to constitute a public nuisance.

These Conditions are binding upon Yulia Blyum 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 Blyum Applicant

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment 1352:

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) because the proposed project involves the conversion of an existing 1,233 square-foot restaurant space to a wine and flower retail store (change of use) located at 150 South Pacific Coast Highway, Unit E.

Administrative Use Permit 23-01:

As required by El Segundo Municipal Code Section 15-22-5, 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 in the C-3 General Commercial zone, where retail sales is permitted by right and off-sale of beer and wine at retail establishments is allowed subject to an Administrative Use Permit. The flower retail establishment and proposed off-sale of wine for off-site consumption is in proper relation to other adjacent commercial uses because retail sales are allowed by right and off-sale of beer and wine at retail establishments is permitted subject to an Administrative Use Permit. The flower boutique is replacing a former restaurant in an existing commercial center that includes retail, general office, medical office, and other restaurant uses. The flower store diversifies the retail uses in the area, which is augmented with the sale of wines. Further the proposal provides an opportunity to pair the sale of natural wines with locally grown flowers as an ancillary service to the flower boutique, 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. The proposal does not affect abutting and surrounding land uses and the tenant space exists in conjunction with other compatible uses at the commercial center

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 C-3 General Commercial zone, where the purpose and intent are to "provide for the development of commercial establishments which serve a broad cross section of the City and surrounding area." The retail establishment is situated in an

integrated shopping center and the proposed off-sale of wine for off-site consumption and flower pairing service aligns with the existing permitted uses in the C-3 General Commercial zone, such as retail, general office, medical office, and other restaurant uses. The proposed alcohol service is an ancillary use to the retail establishment, and it preserves the commercial service environment by promoting economic growth, diversifies the retail uses in the area and continues to serve the City and surrounding area with an additional amenity.

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 pairing of flower sales with off-sale of wine will be within an existing tenant space in a commercial building for a new retail tenant (Blum Winde and Flowers). The retail establishment hours of operation are limited to 10:00 a.m. to 7:00 p.m. Monday – Saturday and 12:00 p.m. to 5:00 p.m. Sunday. Off-sale of wine only sales is prohibited, and all wine sales must be paired with flowers. Furthermore, several conditions of approval are imposed onto the operations of the flower boutique that will prevent potential impacts onto the neighboring uses. 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:

1. The off-sale of wine for off-site consumption will not create any new impacts that would not be normally associated with the operation of a retail establishment. The proposed hours of operation and the pairing of flower sales with off-sale of wine and the location of the proposed retail establishment is location in a predominantly commercial and industrial zone that is not adjacent to any residential uses, which will help minimize impacts on surrounding uses.
2. The retail establishment hours of operation and the pairing of flower sales with off-sale of wine is limited to 10:00 a.m. to 7:00 p.m. Monday – Saturday and 12:00 p.m. to 5:00 p.m. Sunday. Wine only sales are prohibited, and all wine sales must be paired with flowers. Any potential impact will be mitigated through the enforcement of the conditions of approval.
3. The minimum number of required parking spaces for the retail establishment (based upon the proposed uses) is 4 stalls. A total of 97 parking spaces are provided onsite and off-site parking is not required, which will help minimize 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:

1. The city expects the Applicant will obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control (Type 20 ABC License) for the off-

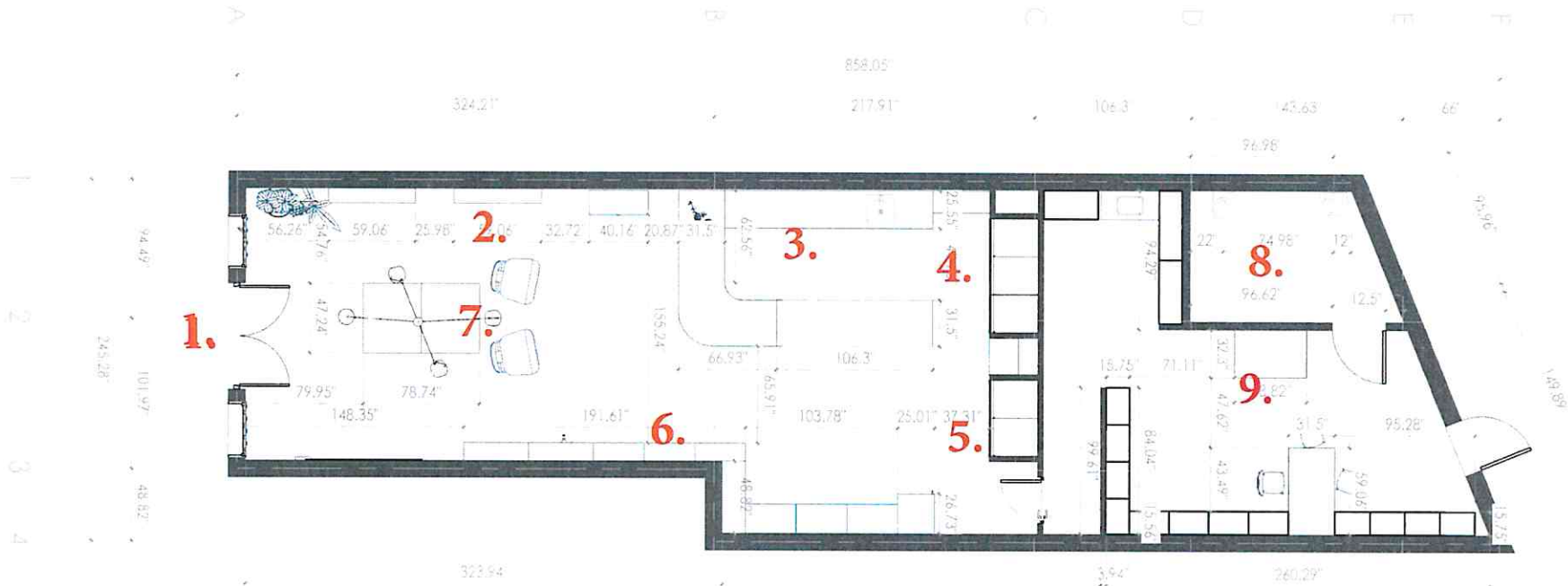
sale of wine for off-site consumption. A public convenience and necessity letter will be prepared. In the event the Applicant does not receive such approval by December 8, 2024, the City's approval will be null (Condition No. 10).

Attachment B. - West Elevation



LAYOUT*

*See detailed breakdown of the layout below:



1. Main Entrance
2. Ceramics and Flower Shelves
3. Checkout and Flower Prep Area
4. Flower Cooler
5. Wine Cooler
6. Wine Racks
7. Retail display island for ceramics, wine and flowers
8. Bathroom
9. Back office - flower prep, wine storage, employee break table.



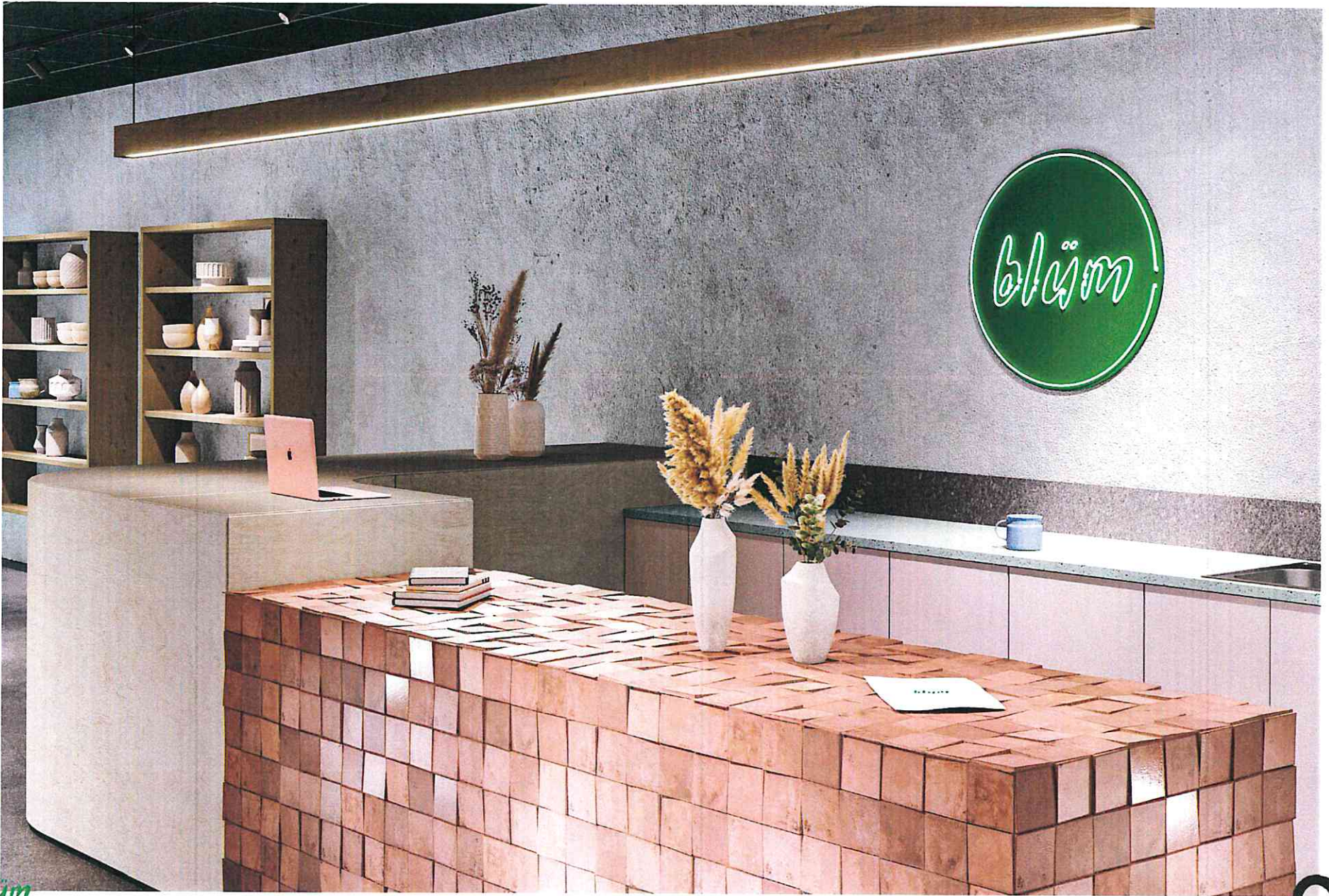
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