



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

May 9, 2024

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
Present: Commissioner Maggay

Also present: Michael Allen, AICP, Community Development Director
Also present: Joaquin Vazquez, City Attorney via zoom
Also present: Maria Baldenegro, Assistant Planner
Also present: Venus Wesson, Sr. Admin Specialist

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- April 25, 2024

MOTION: Approve the minutes.

Moved by Commissioner Newman, second by Commissioner Maggay.

Motion carried, 5-0, by the following vote:

Ayes: Keldorf, Hoeschler, Newman, Maggay, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

- 2. Administrative Use Permit to Allow the Sale of Beer and Wine for On-site Consumption and Live Entertainment at a Restaurant Operating in Conjunction with a New Membership-only Health and Wellness Fitness Center ("Love.Life") at 740 South Pacific Coast Highway. (Environmental Assessment No. EA-1362 and Administrative Use Permit No. AUP 24-01). (MB)**

Assistant Planner Maria Baldenegro presented the staff report regarding the request for an Administrative Use Permit to allow the sale of beer and wine for on-site consumption (Type 41 ABC License) for a new restaurant. The applicant is present to answer questions.

Chair Keldorf opened public communication.

- Applicant representative Brett Armstrong provided a brief description of what the health and wellness center encompasses; such amenities are massage rooms, wellness therapy, fitness aspects, and an on-site restaurant offering fresh organic and vegan sourced items. The restaurant will have a full beverage menu ranging from juices, teas, coffee, and a small selection of beer and wine. The beer and wine service is being proposed in the restaurant, outdoor patio, multi-purpose meeting room (when in use), and in the viewing/waiting area next to pickleball courts.
- Vice chair Hoeschler inquired if someone who is in the viewing/waiting area can wander from the restaurant area and walk over to the viewing/waiting area and if the club is private. Brett advised that they will have service (someone there to take order and deliver it) to avoid having issues with the lobby area, public area and lobby pathways. He added that the restaurant will be open to the public but the rest of the facility is not open to the public. The viewing/waiting area is not open to the public and the area is contained.

Chair Keldorf closed public communication.

Further communication came from Planning Commission:

- Chair Keldorf asked if this would set a precedent that could get misconstrued in another ways. Michael Allen, Community Development Director, stated businesses seeking an AUP go through the receive and file process which comes before the Planning Commission. In this

instance, staff decided to agendize this as a traditional public hearing item because there is a nuance with the definition for restaurant because it is relatively specific and the allowance for alcohol in restaurants is also specific. It is precedent setting in the sense that if this is approved tonight it gives current and future directors an understanding that something like this configuration and conditions of approval can come before commission as a receive and file in the future. This allows for interpretation and differentiation between open carry throughout the facility versus the beer and wine service being contained to specific areas.

- Commissioner Newman inquired if the viewing/waiting area is intended only for the pickleball courts or if someone with a membership can view other classes as they occur like spin class. Applicant stated it is only intended for pickleball courts. As Vice Chair Hoeschler stated this is a satellite area of the restaurant.

MOTION: Adopt Resolution No. 2951, conditionally approving Environmental Assessment No.EA-1362 and Administrative Use Permit No. AUP 24-01.

Moved by Commissioner Maggay, second by Commissioner Newman.

Motion carried, 5-0, by the following vote:

Ayes: Keldorf, Hoeschler, Newman, Maggay, and Inga.

I. New Business

None.

J. Report from Community Development Director or designee

- Community Development Director Michael Allen provided a City Council meeting update. He highlighted that the Housing Element and Re-zoning has been codified through second reading at the Council meeting. It is expected for HCD to certify the Housing Element after these adoptions. City Council also introduced for first reading the Downtown Specific Plan (DTSP) update. He added that City Council approved museum uses by right in all districts, and limited nightclubs to the Grand Avenue district through a CUP. Parking continues to be a concern in the Downtown area as the DTSP includes development standards for outdoor dining. We will have to monitor this matter closely to ensure that the demand does not exceed the supply.

K. Report from City Attorney's Office

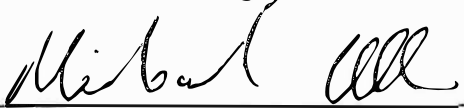
None.

L. Planning Commissioners' Comments

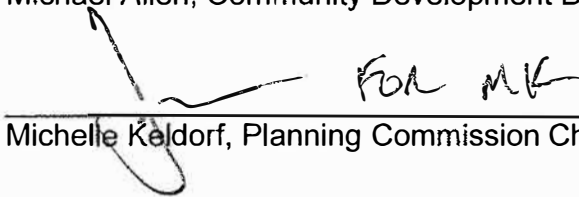
- Commissioner Newman welcomed Love.Life to the city. She also inquired if there is a speed limit that can be created for e-bike users as she has received multiple complaints regarding certain age groups speeding with e-bikes throughout the city. Michael advised that the Police Chief provided a presentation at the last Council meeting where he went over the different type of e-bikes and their speed limitations; this will provide some additional context for enforceability. He will speak with Police Chief to see if they can present to Planning Commission.
- Vice Chair Hoeschler inquired if the Redondo Beach SB9 update would affect El Segundo. City attorney Joaquin Vazquez stated that this would only affect charter cities that were petitioners that sued. El Segundo is a general law city, and cannot avail itself of the benefits of that and other charter cities.
- Commissioner Newman recommended for the parking lot at Wiseburn Pool to provide a path of travel to aid with congestion at the pool side.

M. Adjournment—the meeting adjourned at 6:30pm.

The next meeting is scheduled for May 23, 2024 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair