



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

October 24, 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 Inga
Present: Commissioner Christian
Absent: Commissioner Maggay

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: Joaquin Vazquez, City Attorney
Also present: Paul Samaras, AICP, Principal Planner
Also present: Maria Baldenegro, Assistant Planner
Also present: Jazmin Farias, Assistant Planner

D. Public Communications

None.

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

One communication received for Agenda Item. H.3, communication was distributed to Planning Commissioners and posted on the City's website as well.

F. Consent Calendar

Chair Keldorf requested to pull item F.2 from consent calendar.

1. Approval of Planning Commission Meeting Minutes:

- September 26, 2024
- October 14, 2024

MOTION: Approve the minutes.

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

Ayes: Keldorf, Hoeschler, Inga, and Christian.

2. Receive and File of Director's Zoning Code Interpretation Regarding Application of Certain Parking Area Development Standards in ESMC Section 15-15-5 to Mixed-Use Projects with Residential in Various Commercial Zones. (PS)

- Chair Keldorf inquired if this relates to standards for design and layout only and not in required parking spaces. Planning Manager Eduardo Schonborn advised that indeed, she is correct.
- Vice Chair Hoeschler inquired what the size difference is for compact and regular parking spaces. Paul Samaras advised that the only difference is in length which is shorten to 15 feet and they have the same width which is 8 ½ feet.

MOTION: Receive and file Zoning Code Interpretation (AD-24-01).

**Moved by Commissioner Inga, second by Vice Chair Hoeschler.
Motion carried, 4-0, by the following vote:**

Ayes: Keldorf, Hoeschler, Inga, and Christian.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

3. Administrative Use Permit to Upgrade from Type 20 ABC License to Type 21 License to Allow the Sale of Beer, Wine, and Distilled Spirits for Off-Site Consumption at the Existing 7-Eleven Convenience Store at 100 West Imperial Avenue. (MB)

Assistant Planner Maria Baldenegro presented the staff report regarding a request to upgrade from an existing Type 20 ABC License that allows the sale of beer and wine for off-site consumption, to a Type 21 ABC License to also allow the sale of distilled spirits for off-site consumption at an existing 3,200 square-foot convenience store (7-Eleven). She advised that applicant was present to answer questions.

Planning Commission communication:

- Chair Keldorf inquired if the 10% will be inclusive of beer and wine or in addition. Maria advised that the 10% is inclusive of beer and wine and it is a condition.
- Vice Chair Hoeschler inquired what a Letter of Public Convenience or Necessity is. Maria advised that the state has established criteria based on population that determines if there is an overconcentration of licenses and if there is a moratorium in place ABC requires a Letter of Public Convenience from the City.
- Chair Keldorf inquired if an AUP can be revoked once issued and what is the process for that. Eduardo advised that depending on the frequency, severity, gravity, duration of the violations and if it violates the existing AUP conditions of approval the process involves working with code enforcement and city attorney to work towards compliance with the property owner. If they continue to violate the conditions, then a public hearing before Planning Commission would be held to determine if revocation of the AUP is necessary.
- Commissioner Christian inquired where the 10% cap came from. Maria advised that it was voluntary.

Chair Keldorf opened public communications.

- Applicant Jennifer Odin advised that the franchisees selected this 7-Eleven to upgrade from the type 20 ABC license to the type 21 ABC license because type 21 licenses became available in the Los Angeles County market due to business closing. What 7-Eleven did was look at their stores in different jurisdictions and looked at what stores do a good job and from those they looked to see which ones could better serve the community. She added that the ABC license to upgrade has been submitted, the posting is up at the store and no protests have been received. Jennifer explained that a Letter of Public Convenience or Necessity is not required because the census tract is not overconcentrated as it only has 2 off sale licenses. They also reached out to Police Department prior to applying for the upgrade and were advised by the Police Department that they did not oppose or have concerns.
- Commissioner Christian inquired if the Type 21 ABC license would be shared amongst the existing 7-Eleven stores in town and if not would those other stores also apply to upgrade their existing license. Jennifer stated that the license would only be for this store and she is not aware if those stores will upgrade as they are not on her radar. She added that those other stores are in a different census tract.
- Vice Chair Hoeschler inquired if those other 7-Eleven stores have a type 21 ABC license. Jennifer stated that she is not aware.
- Chair Keldorf inquired if they were to sell the franchise does the license get transferred to the new owners. Jennifer stated that yes but it has to go through the process with the ABC Department and anybody that is going to come in as an ABC licensee has to be vetted qualified and

approved by the state ABC.

- Commissioner Inga inquired if the hours of business will change. Jennifer advised that they would not, the sale of alcohol ends at midnight.
- Vice Chair Hoeschler inquired where the alcohol will be placed inside the store as typically this is seen behind the register. Jennifer advised that it will be behind the register, the illustration shared in the presentation just highlights an area to demonstrate what 10% would look like.
- Commissioner Christian inquired if there is some sort of ABC reporting once the license is issued. Jennifer stated that there is annual reporting and there are local law enforcement undercover operations.

Chair Keldorf closed public communications.

Further communication came from Planning Commission.

- Chair Keldorf stated that she is pleasantly surprised that Police Department has no concerns regarding this request.
- Commissioner Christian is wondering how we can make the residents adjacent to the location feel better about this change as their concerns are not directly associated with the store. Chair Keldorf added that perhaps adding a condition of approval for the store to place a notification with contact information for the public to report their concerns to. Eduardo added that 7-Eleven does not own the shopping center property where they are situated therefore they are not the ones who oversee the maintenance of the center but rather the property owners/management company. Residents can report any nuisance to Code Enforcement, and City Staff will work towards obtaining a resolution.
- Eduardo shared that feedback from Police Department was obtained and no calls were reported for this store specifically, the calls that they do get for the site are in relation to security checks, illegal parking, disturbance calls. Captains advised that this site would receive more calls because of the traffic and population that drives and walks through there as it is at the end of the 105 freeway, adjacent to LAX, and Dockwiller Beach is down the street. They do not have concerns with the change of an ABC license as alcohol is alcohol whether it is in beer form or in liquor.
- Chair Keldorf and Commissioner Christian are in favor of this request.
- Vice Chair Hoeschler expressed his satisfaction with Staff and the applicant reaching out to Police Department for feedback. He does however have a concern with the exterior of the place as it is not clean and would like for the property owner to keep up with the maintenance of the property as it can reflect poorly on the tenants. He is aware this approval is not in relation to site itself but would love to see the site cleaner. Eduardo offered to speak with code enforcement staff and director and convey the concerns to property owner.
- Applicant Jennifer advised that 7-Eleven does have a sign on the door with a 7-Eleven help line number that goes to corporate where 7-Eleven

issues can be reported to. The applicant will relay the Commissions concerns to the property owner as well.

MOTION: Receive and file the Community Development Director's approval of Environmental Assessment No. EA-1369 and Administrative Use Permit No. AUP 24-05.

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

I. New Business

None.

J. Report from Community Development Director or designee

None.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

Vice Chair Hoeschler reminded everyone to go Vote and to nominate a City Clerk.

M. Adjournment—the meeting adjourned at 6:23 pm.
The next meeting is scheduled for November 14, 2024 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair