



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

February 23, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:32 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 Maggay

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:

- January 12, 2023

MOTION: Approve the minutes.

Moved by Commissioner Newman, second by Commissioner Maggay.

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

Ayes: Keldorf, Newman, Hoeschler, and Maggay

**2. Environmental Assessment No. EA-1337 and Administrative Use Permit
No. AUP 22-04 (JF)**

Address: 150 South Pacific Coast Highway, Unit A

MOTION: Item pulled from consent calendar by Vice Chair Hoeschler.

Moved by Vice Chair Hoeschler, second by Chair Keldorf.

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

Ayes: Keldorf, Newman, Hoeschler, and Maggay

G. Call Items from Consent Calendar

Item F.2

Planning Technician, Jazmin Farias, presented the staff report regarding the request to allow the sale of beer and wine (Type 41 ABC License) at an existing restaurant building for Prime Pizza. The approved AUP allows the sale of beer and wine for consumption on the premises at a 1,630 square-foot existing restaurant building. The applicant was present to answer questions.

Chair Keldorf opened public communications.

- Matthew Mello the applicant's representative introduced himself and one of the Prime Six owners, Zak Fishman. Zak provided a brief history of the restaurant and expressed his excitement to join the city.

Chair Keldorf closed public communications.

MOTION: Receive and file the Community Development Director's approval of Environmental Assessment No. EA-1337 and Administrative Use Permit No. AUP 22-04.

Moved by Commissioner Newman, second by Vice Chair Hoeschler.

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

Ayes: Keldorf, Newman, Hoeschler, and Maggay

H. Continued Business—Public Hearing

3. **Environmental Assessment No. EA-971, Revision A, amending the original Planning Commission approval that allowed 14 backup generators, to now allow 15 total emergency backup generators. (BM)**

Address: 444 N. Nash Street

Planning Manager, Eduardo Schonborn, presented the staff report regarding the request to amend the original Planning Commission approval that allowed 14 backup generators, to now allow 15 total emergency backup generators at an existing data center, the initial study, and Mitigated Negative Declaration. He informed the Commission that the applicant was unable to make the

meeting, however the environmental consultant was present to answer questions.

- Commissioner Newman inquired if the generators were emergency generators or backup generators. Eduardo advised that they are backup generators.
- Commissioner Maggay asked what the minimum or maximum number of hours the generators can be used for before they are not considered backup generators, how many times they have been used since installed, and if that one additional generator makes a big difference. Eduardo advised that they are allowed to have some testing for a maximum number of minutes, but the environmental consultant can address specifics. Commissioner Maggay expressed his concerns with the request to allow one more generator and questioned if the applicant looked into alternative forms of backup generators.
- Vice Chair Hoeschler stated that the previous report that was done was prior to Wiseburn School being there and expressed his concerns with the impact on the surrounding areas.

Chair Keldorf opened public communications.

- Environmental Consultant Heidi Rous with Kimley-Horn shared that she is also handling the air quality permits for Severfarm. She explained that four generators were installed; one handles the fire life safety feature and the other three are backups in case the data center loses power. Heidi stated that an electrical engineer determined that an additional generator is needed, and she can't elaborate as to how that conclusion was made since she is not an electrical engineer herself. Heidi added that she is uncertain how many times the generators have been used previously.
- Each generator from the South Coast AQMD permit is allowed 50 hours a year (4.2 hours a month) for testing (testing is typically done in daylight hours) via a formal process and maintenance to keep the warranty valid with the manufacture and then there are 200 hours of use allowed per year. Violating those thresholds can result in a violation with South Coast AQMD and the hearing board. In case of an emergency all generators will turn on until the central utility plant there decides how many are needed. Since the surrounding areas changed an updated health risk assessment was completed which included exposure and it all cleared below the threshold. Severfarm has opted to use pre-approved certified equipment which makes the AQMD permit process fast and efficient. Heidi informed the Commission that generally there is a 3-year test that needs to be completed to ensure that they are meeting the emission standards that it was certified for with AQMD.

Chair Keldorf closed public communications.

- Discussion ensued among the Commissioners including how emission monitoring occurs, what the generator testing investigates, if the city can mitigate how this information or test is done, if AQMD certifies or renews the equipment every so often, and if emission levels are obtained when the generators are tested.
- Eduardo advised that the City has imposed mitigation measures to ensure the equipment does not go over the established threshold and they are also embedded with the conditions of approval. One of the requirements the city has imposed is for the generators to be monitored with an hour meter which is capable of tracking to one tenth of an hour and they are non-resettable. The city has a mechanism in place and at any given time that information can be requested.
- Community Development Director, Michael Allen, stated that if there is some reluctance in trusting AQMD and if the commission is not comfortable with the language before them the item can be continued.

MOTION: Continue the item to the next planning commission meeting scheduled for March 9, 2023.

Moved by Commissioner Maggay, second by Vice Chair Hoeschler.

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

Ayes: Keldorf, Newman, Hoeschler, and Maggay

4. Environmental Assessment No. EA -1230 and Zone Text Amendment No. 18-04 (PS)

Principal Planner, Paul Samaras, presented the staff report in relation to amending the El Segundo Municipal Code to streamline the permitted uses and development standards in various zones. The amendment is being proposed to simplify standards in the code, make it easier to use our ESMC, and make it easier and faster to review plans and process permits.

- Commissioner Maggay shared his concerns with the proposed cut slope wall modification. Eduardo pointed out that staff's goal is to minimize the appearance of large retaining walls that can fortify a property.
- Chair Keldorf inquired if the reduction of setbacks in the C-3 zone will be affected by the housing overlay. Paul informed the dais that the overlay standards will precede the C-3 zone standards.
- Vice Chair Hoeschler stated that the new live work language found on page 275 is very specific and seems limiting to those professions. Paul stated that staff will consider any improvements that can be made. Michael pointed out that the municipal code has a mechanism in place that allows the director to make interpretations; if there is a business type or business use that may be similar to those allowed we have the

administrative ability to allow those business types. Paul stated that in the next few months staff will come before the planning commission and have a broader discussion regarding live work, how its defined, and review implementation of rules those units.

- Vice Chair Hoeschler proposed to include links to the zoning maps in the Municipal Code zoning sections and suggested to add language that says “per lift” on page 259 of the agenda packet item e.
- City Attorney, Joaquin Vazquez, suggested an addition to language on page 369 item no. 2 regarding vehicle lifts, to read “up to two vehicles vertically each or per vehicle.”

Chair Keldorf opened public communications.

None.

Chair Keldorf closed public communications.

MOTION: Adopt Resolution No. 2934 recommending that the City Council approve the proposed El Segundo Municipal Code amendments.

Moved by Commissioner Maggay, second by Commissioner Newman.

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

Ayes: Keldorf, Newman, Hoeschler, and Maggay

I. New Public Hearings

None.

J. New Business

5. Study Session: Preliminary Plan Concept for Proposed Mixed-Use in Commercial Building in Downtown at 455 Main Street. (ES/JF)

Planning Manager, Eduardo Schonborn, explained to the planning commission that a potential mixed-use project has come before staff for preliminary review and staff has used the Downtown Specific Plan to provide design comments. Once formally submitted, the proposed project would come before the planning commission for review/approval. At this time there is no decision being made, rather the applicant seeks feedback from the planning commission to ensure they are creating a design that is not obtrusive and overpowering.

The Commission provided the following comments:

- Include renderings of how the project would look in comparison to the neighboring area, such as street level view next to the existing buildings.

- Retain the front setback that currently exists and propose retail use at street level to activate pedestrian activity.
- Retail signage character at the front is desired, as well as creating pedestrian scale signage opportunities on the building to help retain a retail feel even if retail use is not being proposed.
- Incorporate a signage program.
- Retain from a corporate design feel and incorporate a pedestrian scale, friendly feel.
- The umbrella seating areas are very inviting, elements such as garage doors create an open space feel that connects the outside to the interior of the building.
- Avoid a box building design.
- Massing and modulation that incorporates activation of the Downtown area.
- Incorporate a setback on the second floor to soften the box feel.
- Keep the setback at the third floor and possibly incorporate a private open space if residential units are being proposed.
- Consider incorporating a welcoming Downtown feature.
- Renderings look nice, they incorporate old materials with a modern twist.

6. Study Session: R-3 Overlay Development Standards. (MA/ES)

Planning Manager, Eduardo Schonborn, introduced John Kaliski who led a study session regarding the preliminary analysis and assessment of the R-3 and Mixed-Use Overlay zone. John provided a brief history of existing conditions and findings in the R-3 zone and possible considerations for the adopted Mixed-User Overlay Zone design standards to optimize the fit for larger multi-family and mixed-use projects withing existing 2-3 and 4-story contexts. Staff is seeking direction from the Planning Commission to generate a set quantifiable standard based on their feedback.

Planning Commission recommended incorporating the below:

- Consider increasing building heights to meet higher density thresholds, no larger than 3-4 stories in scale.
- Reduce front setbacks to activate pedestrian friendly spaces and open space for the residents.
- Include a landscape requirement.
- Provide standards that are pedestrian friendly.
- Glazing windows in first floor.
- Make parking more efficient. Open to seeing flexibility in terms of parking stalls per unit. Possible incorporation of golf cart parking spaces.
- Consider allowing tandem parking.
- Expand the footprint of the building while containing open space.
- The front yard setback should count towards open space, specifically in those areas near existing sites with large open space.

- Consider design standards that promote safety inside yard and enhance relationship between adjacent properties.
- Require more than one entry to break down the scale of larger buildings and or introduce design standards that address orientation of the building.
- Allow encroachments in the required setback zones to maximize building area.
- For the design standards to not be prescriptive so that we could have variety.
- Look into lot consolidation and limit the number of lots that can be consolidated.

K. Report from Community Development Director or designee

None.

L. Report from City Attorney's Office

None.

M. Planning Commissioners' Comments

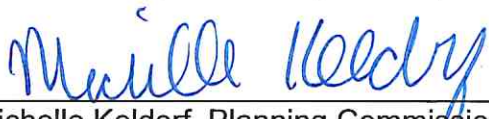
None.

N. Adjournment—the meeting adjourned at 9:34 p.m.

The next meeting is scheduled for March 9, 2023, at 5:30 p.m.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair