



# PLANNING COMMISSION AGENDA April 27, 2023

**PUBLIC ADVISORY:  
THE CITY COUNCIL CHAMBER IS NOW OPEN TO THE PUBLIC.**

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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?***

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](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:***

**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, April 27, 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 tapes 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](http://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.***

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- 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**

- March 23, 2023

**RECOMMENDED ACTION:** Approve the minutes.

- G. **Continued Business – Public Hearing**
- H. **New Public Hearings**
- I. **New Business**

**2. Study Session Regarding R3 Overlay and Mixed-Use Overlay Development Standards. (MA/ES)**

**Project Description:** Program 6 of the City’s Housing Element (Provision of Adequate Sites) includes a rezoning action to establish two high-density overlay districts: the Housing Overlay (HO) and the Mixed-Use Overlay (MU-O). In addition to the necessary rezoning, the City will implement development standards for the overlay districts to ensure that the anticipated densities can be achieved. During the study session, staff will present preliminary objective development standards for discussion and Planning Commission direction to help staff with preparation of an ordinance for consideration at a future Planning Commission meeting.

**Environmental Determination:** N/A.

**RECOMMENDED ACTION:** Consider a staff presentation and provide direction to prepare an ordinance including specific objective design and development standards for the new Housing and Mixed-Use overlay districts.

- J. Report from Community Development Director or designee
- K. Report from the City Attorney's office
- L. Planning Commissioners' Comments
- M. Adjournment—next regular scheduled meeting for May 11, 2023, at 5:30 p.m.

POSTED: Jazmin Farias 04/19/2023 11:04 a.m.  
(Signature) (Date and time)



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

**March 23, 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 Maggay  
Present: Commissioner Inga

**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 13, 2022
- March 9, 2023

**MOTION:** Approve the minutes.

**Moved by Commissioner Maggay, second by Vice Chair Hoeschler.**

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

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

**G. Continued Business—Public Hearing**

**2. Proposed Increase of Backup Generators for the Existing Data Center**

**Located at 444 N. Nash Street. (Environmental Assessment No. EA-971, Revision A). (BM)**

**Address:** 444 N. Nash Street

Planning Manager Eduardo Schonborn introduced new Commissioner Inga and informed the dais that Commissioner Inga was brought up to speed on the continued item. Commissioner Inga confirmed that he reviewed Planning Commission video from February 23, 2023, where the item was previously discussed and is fully capable of participating and acting on the item.

Eduardo proceeded to present a brief staff report and informed Planning Commission that the applicant, Sam Brown was present to answer any questions via a Q and A session at the time of Public Communications.

**Chair Keldorf opened Public Communications.**

- Applicant Sam Brown introduced himself to the Commission and stated that he runs engineering and construction for Server Farm. Sam proceeded to explain the protocols for testing generators for data centers and that testing is done to ensure they are operating within the specified requirements. He also explained the procedure for the testing of backup generators.
- Commissioner Maggay expressed his concern with possibly piecemealing generators one at a time and asked what drove the applicant to determine that a total of 15 generators are needed although only 8 out of the 14 originally approved currently exist. Sam explained that a new customer was acquired, and they have a new infrastructure requirement. Server Farm must ensure they have enough redundancy to support those functions in case of an emergency. Sam informed Planning Commission that the site is built-out and fully leased, and they do not intend to piecemeal.
- Commissioner Maggay inquired if Server Farm has looked at alternative technologies that are not diesel. Sam shared that it's been looked at a global scale and they go with diesel because of form factor as batteries do not work and they take up too much space. The reason why they do not use liquid natural gas or natural gas is due to safety reasons and resiliency concern with natural gas as there is a risk of explosion since the site is in an earthquake zone. Diesel is used because it is safer and smaller. The industry is trying to find alternatives and currently there are no alternatives available.
- Vice Chair Hoeschler inquired if diesel fuels storage tanks are on site. Sam stated that they are above ground double wall UL listed steel tanks and have safety measures and monitor the condition of the fuel.
- Commissioner Maggay inquired if they intend to have tier 4 final

emission engines. Sam informed the Planning Commission that tier 2 engines are used and plan to continue using them because it complies with local jurisdiction (South Coast AQMD) regulations although in other areas they have tier 4 engines due to local regulations. Sam restated that Server Farm complies with local regulations for the jurisdiction for which they deploy those engines.

- Vice Chair Hoeschler inquired when complete build out is expected. Sam advised that it would be approximately by September 15, 2023 and shared that the rain has impacted the project significantly.
- Chair Keldorf inquired if applicant had time to review the additional condition of approval (Condition No.8 of Resolution No. 2932). Sam stated that it's been talked about and are aware of the issues City is having with Hyperion but they would like to know what drove Planning Commission to add the condition as they are a data center that provides services (power) whereas Hyperion takes power and doesn't provide as they do. Chair Keldorf and Vice Chair Hoeschler stated that they don't want to be over concerned with other businesses projecting things out into the air and not ensure a good monitoring system to ensure the surrounding new uses are not highly impacted.

#### **Chair Keldorf closed Public Communications.**

The Commission provided the following comments:

- Commissioner Maggay stated that he is okay with removing Condition No.8 on page 22 of Resolution No. 2932 and from page 14 of the staff report and suggested for tier 4 generators or new clean technology to be required for future changes regardless of the minimum requirements governed by local jurisdiction.
- Contract Planner Bradley Misner provided insight of what type of emission testing condition no. 8 would require. Sam added that to provide such data it is required to recreate an emergency scenario to allow each generator to reach its 100-load capacity. One generator would be tested per day since each generator can only run for 108 minutes a day, which contradicts the goal to keep the air quality cleaner.
- City Attorney Joaquin Vazquez expressed his concerns with overreach if the Commission adds conditions for future projects without knowing what would be assessed then. Joaquin advised the Commission to only review what the entitlement is proposing.
- Dais provided consensus to remove Condition No.8 on page 22 of Resolution No. 2932.

**MOTION:** Adopt Resolution No. 2932, approving Environmental Assessment (EA) No. 971, Revision A, increasing the total number of backup generators to 15 and adopting an Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring

and Reporting Program as amended by Planning Commission (remove Condition No.8 from Conditions of Approval).

**Moved by Chair Keldorf, second by Commissioner Newman.**

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

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

**H. New Public Hearings**

None.

**I. New Business**

None.

**J. Report from Community Development Director or designee**

Planning Manager Eduardo Schonborn welcomed new Commissioner Inga to the team and shared that City Council approved the General Plan Annual Report and Housing Element Report, which will be submitted to the State anytime now.

**K. Report from City Attorney's Office**

None.

**L. Planning Commissioners' Comments**

Planning Commission welcomed new Commissioner Inga to the team.

**M. Adjournment**—the meeting adjourned at 6:16 p.m.

The next meeting is scheduled for April 13, 2023, at 5:30 p.m.

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Michael Allen, Community Development Director

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Michelle Keldorf, Planning Commission Chair