



**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

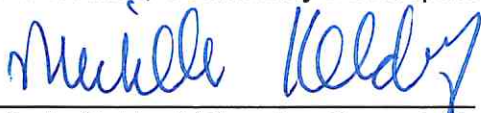
Planning Commission welcomed new Commissioner Inga to the team.

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

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



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair