



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

May 25, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:33 p.m.

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

Present: Chair Keldorf
Present: Commissioner Newman
Present: Commissioner Maggay
Present: Commissioner Inga
Absent: Vice Chair Hoeschler

D. Public Communications

- Multiple residents that reside on Washington, Kansas, Holly, and California Streets expressed their concern with Griffin Capital's research phase of the property located at the corner of Grand, Kansas, and Holly Streets. The residents want to ensure that any decisions made give priority to the consideration of the safety of kids and families, impact to schools, parking, density, vehicular traffic, and that any enhancement to the area does not impact the architecture of the neighborhood.
- Residents inquired what strategies the city is using to address homelessness.
- Chair Keldorf thanked the residents for attending the Planning Commission Meeting and sharing their concerns. She stated that to her knowledge the project being referenced is not scheduled at any time to come before the Planning Commission in the near future.
- Community Development Director, Michael Allen, added that staff is familiar with the history initiated by the Griffin Capital group and are aware of the outreach campaign they have started with the community, but have little knowledge regarding what the project entails. Staff has nothing to review at this point nor is there a scheduled hearing as a formal application has not been submitted. Michael reiterated that staff is here to hear feedback and when Griffin Capital submits something staff will work with them to address the community concerns and provide analysis of these things to ensure that they are studied properly. He encouraged the community to stay involved and communicate their concerns with Griffin Capital and continue to show up at

these meetings as the conversation progresses.

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

Staff received three written communications regarding agenda item I.3 and copies were provided to Planning Commissioners.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- April 27, 2023

MOTION: Approve the minutes.

**Moved by Commissioner Newman, second by Commissioner Inga.
Motion carried, 4-0, by the following vote:
Ayes:** Keldorf, Newman, Maggay, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

None.

I. New Business

2. Presentation of Civic Center Plaza Design Projects from El Camino College Students. (PS)

Principal Planner, Paul Samaras, introduced Professor Marc Yeber from El Camino College and informed them of the collaboration staff had with Professor Yeber and his Design Studio class project. Paul clarified that the exercise is not directly related to the Downtown Specific Plan update staff is currently working on. Staff thought it was a good idea for the students to present their Civic Plaza visionary designs to the Planning Commission so that they could get recognition for their hard work. Professor Yeber's students proceeded to present their designs.

Planning Commissioners provided feedback on the designs and thanked the students and recognized them for taking the time to study the community.

3. Chair Keldorf called recess at 6:34 p.m.

4. Chair Keldorf reconvened Planning Commission at 6:39 p.m.

Chair Keldorf inquired if agenda item I3. could be split up into two parts (meetings), such as reviewing the private property portion at this scheduled meeting and public property portion at the next Planning Commission Meeting.

MOTION: Split agenda item I.3 into two parts; review the private property portion at the scheduled May 25, 2023 meeting and review the public property portion at the next Planning Commission meeting.

Moved by Commissioner Newman, second by Commissioner Inga.

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

Ayes: Keldorf, Newman, Maggay, and Inga.

5. Presentation and Planning Commission Study Session on the Draft Downtown. (PS)

Principal Planner Paul Samaras stated that Staff and consultant RRM Design Group have completed an initial draft of the Downtown Specific Plan for public review and comments. Paul provided a summary presentation of the major elements of the draft plan for private properties.

- Commissioner Newman inquired if the proposed new boundary for the Downtown Specific Plan area can be increased farther north along Grand Avenue to include the properties up to the baseball academy as there is opportunity for marketing. Paul advised that Eucalyptus Drive seems to be a natural point where there is a shift at the north end side that differentiates itself from the Downtown area. He added that at this time including those additional properties would require redoing a lot of different studies that have been concluded already. Community Development Director Michael Allen added that the parameters of the Downtown Specific Plan were identified about a year ago and that is what staff focused on. Michael explained when looking at boundaries it is analyzed if there a realistic capacity for property reinvestment if not, those properties are not considered for integration. Changing boundaries would require a significant rewrite of the Environmental Impact Report which intel going back to City Council to request a budget increase to redo research.
- Commissioner Newman shared her concerns with land use, not allowing offices on street frontage. Paul explained that the intent is to promote retail uses in Downtown. However, through legal non-conforming regulations a street frontage office space use can continue and if there are the long-term vacancies for existing office space, a set of circumstances can be created to justify an office use and allow it at street frontage.

- Planning Commissioner expressed their concern with the proposed height of ground floor of 14 feet as you are not able to get two stories of residential units within a 14-foot ceiling height.

Chair Keldorf opened public communications.

- Resident Alex Schuster resides on 339 Penn Street state that from a cohesion standpoint he supports the thought of including the properties past Ride Aid up to the baseball academy into the Downtown Specific Plan.
- Tapizon business owner Eric Pederson expressed his support and excitement for landmarking a few buildings, keeping the charm of the town, creativity with keeping the storefronts for retail, and introducing more vibrancy for restaurants and cafes.
- Resident Chris Hall who resides near the Elementary School on Mariposa shared his support for incorporation pedestrian traffic space such as turning Main Street into a walking street only and possibly using vacant office parking space throughout the city and having shuttles to transport the community to Downtown, like third street in Santa Monica.

Chair Keldorf closed public communications.

Planning Commission provided additional comments:

- Chair Keldorf expressed her concerns with qualifying sites as historic as it would be limiting what could be done in the future but would like to be able to preserve some features of the structure. Paul explained that if we were to alter those buildings, we would have to follow the Secretary Interior Architectural Standards so that we don't detract from the structures character; there would be certain limits to what alterations could be made but it does not prevent improvements and alterations. City Attorney Joaquin Vazquez suggests using the authority within the existing code to consider those potential cultural resources separately and not necessarily implementing them through the Specific Plan.
- Commissioner Maggay inquired what occurs after the month is up for comments. Paul informed the Planning Commission that once the month is up for the community to review the specific plan draft, staff will take those comments and fine-tune the plan before we finalize the Environmental Impact Report. We would then publish the Environmental Impact Report for comments and come back before the Planning Commission with a final draft for recommendation to City Council.
- Planning Commission further discussed expanding the Specific Plan boundary line past Eucalyptus Drive, however consensus was not reached to direct staff to further analyze the proposal.
- Planning Commission reached consensus to implement the Community Development Director Discretion Approval process to determine if office

frontage would be allowed in the Downtown Specific Plan on a case-by-case basis instead of only allowing it above or behind primary street frontage.

J. Report from Community Development Director or designee

None.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

None.

M. Adjournment—the meeting adjourned at 8:06 pm.
The next meeting is scheduled for June 8, 2023 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair