



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

June 8, 2023

A. Call to Order

Vice Chair Hoeschler called the meeting to order at 5:30 p.m.

B. Pledge of Allegiance

Vice Chair Hoeschler led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

Three written communications were distributed to Planning Commissioners.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- May 25, 2023

MOTION: Approve the minutes.

Moved by Commissioner Newman, second by Commissioner Maggay.

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

Ayes: Hoeschler, Newman, Maggay, and Inga.

G. Continued Business—Public Hearing

**2. Presentation and Planning Commission Study Session on the Draft
Downtown Specific Plan. (PS)**

Principal Planner Paul Samaras reviewed major element changes for public realm and the remaining chapters of the Draft Downtown Specific Plan (DTSP).

- Commissioner Newman inquired if there is a loss of parking with the Grand Avenue preferred vehicular circulation layout which includes angled parking. Paul stated that there is a loss of median parking, and he will provide the exact numbers the report calls out.
- Commissioner Maggay expressed his concern with the preferred street configuration layout for Grand Avenue, he believes that sharing the bike lane with the vehicle lane can create congestion as Grand Avenue is mostly use as a bypass street by vehicular traffic.
- Commissioner Maggay inquired what it would take to close Main Street permanently. Paul advised that if this is a recommendation the commission and community want to pursue, staff can add language to the DTSP to build up on this, such as having pilot programs. However, if they want to add this to the draft it needs to be studied first.
- Commissioner Inga expressed his concern with the proposed location for a parking structure at the northeast corner of Indiana and suggested for the city to lease parking spaces from Chevron's parking lot on El Segundo Boulevard or even partnering with nearby cities to enhance parking.
- Vice Chair Hoeschler expressed his concern with the Main Street preferred vehicular circulation plan as it would only provide angled parking on one side of the street, and one way travel lanes being shared with bicyclist.
- Planning Commission provided consensus to aim for strategies to slow down traffic.
- Commissioner Newman inquired how and what feedback was received regarding vehicular circulation on Richmond Street. Paul advised that staff received general comments and specific responses from the community suggesting that they would like to see more outdoor dining opportunities and maintaining Richmond as a street with vehicular access and parking opportunities. The preferred alternative tries to address those concerns.
- Planning Commission provided consensus to incorporate better parking signage throughout the city to let the community know of all the parking opportunities there are available and for the city to partner up with other properties such as Chevron to have joint agreements to share parking lots.

Vice Chair Hoeschler opened public communications.

- Member of Southwest Regional Council of Carpenters, Salvador George, stated that he would like to see language added to the draft specific plan that addresses hiring local contractors.
- Tapizon Restaurant owner Erik shared his support for reducing vehicular access on Main Street and slowing traffic down as it can activate

pedestrian activity. He also suggested adding lighting to brighten up the downtown area.

- Resident Barbara Boland who resides at 637 Whiting Street expressed her support for the landscape changes staff has incorporated into the draft as they incorporated a blue butterfly habitat enhancement throughout the city.
- Evan Palata, Director of Business Development for Park Roll (a company based in El Segundo) that focus on parking technology shared that they hope to partner with the city to tackle parking.
- Resident Chris Hall who resides at 1312 East Mariposa Avenue shared his support for fewer driving lanes, and more walking space at Richmond Street. He does not see the reduction of parking spaces as a negative factor as there is plenty of parking all around the downtown area. As for Main Street he supports a slower speeding limit and prefers the bike lanes to not be in between the driving lane and parking section.

Vice Chair Hoeschler closed public communications.

Further discussion came from the planning commission:

- Commissioner Maggay expressed his concern with connecting one end of Main Street to the other end of Main Street through incorporating more directional signage, drop off locations, and adding more parking opportunities. He added that safety mitigation for vehicle shared lines is crucial and can be achieved through the correct signage and lighting. He is in support of reducing speed limits, maximizing sidewalks, and launching a pilot program prior to closing streets down to study how that would impact the community. He suggested studying what type of business thrive in no vehicle access environments.
- Commissioner Inga suggested adding signage for wayfinding purposes throughout the downtown area and stated that he is not in support for a parking structure on Grand and Standard but is open to do something on Franklin and Richmond.
- Vice Chair Hoeschler suggested adding an additional column to the chart on section 6.6 (pg.145 of the PDF draft) that contains information such as square footages for existing businesses.
- Commissioner Inga suggested adding language to the design standards that address the preservation of a building design when dealing with potentially historic or significant structures without designating a local, state, historic resource. Paul stated that staff needs to look at the limitations CEQA may have on the topic to determine what direction the city can take.

MOTION: Receive and file presentation and Planning Commission Study Session on the Draft Downtown Specific Plan.

Moved by Commissioner Inga, second by Commissioner Maggay.

Motion carried, 4-0, by the following vote:
Ayes: Hoeschler, Newman, Maggay, and Inga.

H. New Public Hearings

None.

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

- Commissioner Newman requested an update on the gateway sign. Community Development Director Michael advised that there have been successful efforts to working with a contractor and there is a tentative item for City council consideration for June 20th or second meeting in August.
- Commissioner Maggay congratulated all graduating classes of 2023.
- Vice Chair Hoeschler stated that the new surfacing of El Segundo Boulevard is nice but would like to see the Bicycle Master Plan implemented as it calls out the implementation of bike lanes when resurfaced.

M. Adjournment—the meeting adjourned at 7:12 p.m.

The next meeting is scheduled for June 22, 2023 at 5:30 p.m.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair