



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

**September 28, 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 Inga

Present/Late Arrival: Commissioner Maggay – arrived at 5:48 p.m.

Also present: Michael Allen, AICP, Community Development Director

Also present: Eduardo Schonborn, AICP, Planning Manager

Also present: Joaquin Vazquez, City Attorney

Also present: Paul Samaras, AICP, Principal Planner

Also present: Jazmin Farias, Planning Technician

**D. Public Communications**

None.

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

None.

**F. Consent Calendar**

None.

**G. New Public Hearings**

- 1. Certificate of Appropriateness for the Exterior Renovation of “Urho Saari Swim Stadium (a.k.a. The Plunge)” located at 219 W. Mariposa Avenue. (Environmental Assessment No. EA-1343 and Certificate of Appropriateness No. CA 23-01). (MB)**

Planning Manager Eduardo Schonborn presented the staff report which addressed the proposed exterior changes to “The Plunge” and emphasized that the buildings

architectural integrity will be maintained while complying with new building safety standards.

- Commissioner Newman inquired if Planning staff internally identified what renovations were required and decided on what finishes to use or if it was in conjunction with a designer. Eduardo stated that Planning staff worked in conjunction with Public Works Department and the city's historic preservation consultant to ensure the types of elements selected won't detract from the existing architectural style.
- Vice Chair Hoeschler suggested reinstating the old typography for the building's name as the proposed typography style looks different from the original typography which is an art deco typeface style. Eduardo informed Planning Commission that staff would work with Public Works Department and consultant to ensure any new lettering be of a typography that matches that period.
- Vice Chair Hoeschler suggested incorporating swimmers in the interior design process as it is important that their needs are addressed. Eduardo stated that he will pass the information along to Public Works staff.

**Chair Keldorf opened public communications.**

None.

**Chair Keldorf closed public communications.**

**MOTION:** Adopt Resolution No. 2939, conditionally approving Environmental Assessment No. EA-1343, and Certificate of Appropriateness No. CA 23-01.

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

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

**2. Conditional Use Permit (CUP) for a New Major Wireless Communication Facility at 216 East Imperial Avenue. Environmental Assessment No. EA-1349 and Conditional Use Permit No. 23-02). (JF)**

Jazmin Farias Planning Technician presented staff report which addressed the operation of a new Major Wireless Communication Facility consisting of 6 antenna panels and 12 remote radio units behind an existing parapet wall on the roof of a three-story apartment complex and associated ground-mounted mechanical equipment inside an existing concrete masonry wall equipment enclosure pad. Applicant representative Maverick Becker was present to answer questions.

**Chair Keldorf opened public communications.**

- Applicant representative Maverick Becker shared additional information regarding Dish Wireless goal to reinstate service in the City.  
Commissioner Newman inquired about the installation process. Maverick advised that minimal distribution to the tenants and area would occur during the installation process as they are using an existing structure to mount the

antenna panels and conceal the ground equipment. He added that he is not able to provide an exact construction timeline as he does not oversee this but believes the installation can take up to six months.

- Commissioner Maggay inquired if all new major WCFs proposed by Dish Wireless require individual CUPs. Jazmin advised that every WCF project may require its own CUP. Eduardo added that WCF projects are site and project specific, which dictates the process and application type for each proposal.

**Chair Keldorf closed public communications.**

**MOTION:** Adopt Resolution No. 2943, conditionally approving Environmental Assessment No. EA-1349 and Conditional Use Permit No. 23-02.

**Moved by Commissioner Newman, second by Commissioner Inga. Motion carried, 5-0, by the following vote:**

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

#### **H. Continued Business—Public Hearing**

##### **3. Appoint Two Planning Commissioners to the South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee. (MA/ES)**

Commissioner Newman nominated Vice Chair Hoeschler, second by Chair Keldorf.

Community Development Director Michael Allen provided a brief description of what South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee would tackle.

Commissioner Maggay volunteered to participate as a member of the South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee. Dais provided consensus.

**MOTION:** Appoint Vice Chair Hoeschler and Commissioner Maggay as members of the South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee for no longer than one year from today.

**Moved by Commissioner Newman, second by Commissioner Inga. Motion carried, 5-0, by the following vote:**

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

#### **I. New Business**

None.

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

Planning Manager Eduardo Schonborn shared an update regarding City Councils feedback on the proposed amendments to the Downtown Specific Plan. In summary, staff received direction to further research parking ratios in the neighboring cities to see if the proposed

parking ratio is high and reduce building heights along the southern portion of Main Street. Item is tentatively scheduled to return to Planning Commission for action in the near future.

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

None.

**L. Planning Commissioners' Comments**

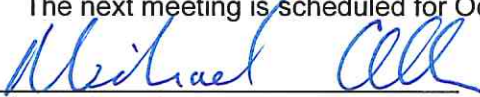
Commissioner Newman congratulated the new subcommittee members.

Chair Keldorf suggested adding signage to the areas affected by one-way street pilot program within Smoky Hollow and inquired if residents were alerted of the program's temporary implementation. Additionally, Chair Keldorf requested an update on the gateway sign project. Michael advised that one-way street pilot program is overseen by Public Works Department, and he will reach out to Public Works Director to inquire on the program's implementation process and relate the message for additional signage. He added that the cost is not in alignment with what was anticipated so Public Works Director Elias Sason is working with a particular contractor to revise the scope to meet the allocated budget as inflation has impacted the project.

Vice Chair Hoeschler thanked Public Works staff for their quick efforts in getting the four-way stop signage up at Main Street and East Oak Avenue intersection.

**M. Adjournment**—the meeting adjourned at 6:21 p.m.

The next meeting is scheduled for October 12, 2023 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair