



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

**November 9, 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  
Absent: Commissioner Maggay

Also present: Eduardo Schonborn, AICP, Planning Manager  
Also present: Joaquin Vazquez, City Attorney  
Also present: Jazmin Farias, Planning Technician

**D. Public Communications**

Resident Sheryl Smith invited the public and Planning Commissioners to a presentation that residents in the Holly Kansas and Grand neighborhood have prepared regarding the proposed Grand Kansas apartment complex development.

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

One written communication was received regarding Agenda item H.2. Written communication was distributed to Planning Commissioners and posted on the city's website.

**F. Consent Calendar**

**1. Approval of Planning Commission Meeting Minutes:**

- October 26, 2023

**MOTION:** Approve the minutes.

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

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

None.

#### **H. New Public Hearings**

##### **2. Conditional Use Permit (CUP) for a New Major Wireless Communication Facility (JF).**

Planning Technician Jazmin Farias presented the staff report regarding the operation of a Major Wireless Communication Facility mounted/concealed inside an existing Church tower structure and associated ground mounted mechanical equipment inside a new 6-foot-tall (11-foot by 8-foot) concrete masonry wall equipment enclosure pad at the southeast side of the property. Applicant is present to answer questions.

Commissioner Newman inquired about health issues in relation to 5G facilities. City Attorney Joaquin Vazquez advised that federal law trumps our local law; in summary if a potential facility meets radio frequency emission standards (governed by the FCC) and falls within those parameters the city cannot deny the permit. Submittal packet contains information indicating that the facility complies with such parameters.

##### **Chair Keldorf opened public communications.**

- Applicant representative Alex Tsaturov informed Planning Commissioners that DISH Wireless agrees with all conditions but one minor detail on condition no. 4 as they believe that retexturizing of the entire steeple is not needed and its costs would be cumbersome. Applicant is proposing an alternative design for the steeple which would include a cornice band around the tower (to match the existing cornice band) instead of retexturizing the entire steeple.

##### **Chair Keldorf closed public communications.**

##### **Further communication from Planning Commission:**

- Commissioner Newman thinks it is important for property owner to review and agree to the alternative design and thinks it is best to include alternative language in the conditions of approval to allow either design to be implemented.

- Planning Commissioner consensus to add language to condition no. 4 stating that Dish Wireless shall re-texture the entire steeple aside from painting it or alternatively they can add a cornice band around the tower, texture the area between the new cornice band and the existing upper-most cornice band on all four facades of the steeple, and re-paint the entire steeple.

**MOTION:** Adopt Resolution No. 2945, conditionally approving Environmental Assessment No. EA-1351 and Conditional Use Permit No. 23-03 with amended language for condition no. 4 as described by staff.

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

**3. Zone Text Amendment to Implement Program 9 of the City's Housing Element (ES).**

Planning Manager Eduardo Schonborn presented the staff report regarding the amended sections of the City's Zoning Code (Title 15) pertaining to Emergency Shelters; Employee Housing and Low Barrier Navigation Centers; regulatory classifications for Residential Care Facilities and Senior Citizen Housing; and addition of a section regarding Reasonable Accommodations.

**Chair Keldorf opened public communications.**

None.

**Chair Keldorf closed public communications.**

**MOTION:** Adopt Resolution No. 2941, recommending that the City Council find the proposed Ordinance exempt from CEQA pursuant to Environmental Assessment No. 1345 and approve the proposed Ordinance/Zone Text Amendment No. 23-02 to amending Title 15 of the El Segundo Municipal Code to implement Program 9 of the El Segundo Housing Element.

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

**I. New Business**

None.

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

Eduardo reminded Planning Commissioners of the Planning Commissioners Academy that is coming up and advised them to notify him if they would like to attend no later than by the end of January so that they could be registered. Eduardo provided a summary of the items that were before City Council at the last meeting, those being the Smoky Hollow Specific Plan Amendment (second reading) which will go into effect at the beginning of December, pilot home share program which will officially end and become an actual permitting program.

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

City Attorney Joaquin Vazquez recommended they attend the academy as it is a great Planning Commissioner training event.

**L. Planning Commissioners' Comments**

Commissioner Newman requested an update on the gateway sign. Eduardo advised that there is no update and mentioned that Elias Sason Public Works Director is the one who oversees the project and can provide additional information.

Chair Keldorf shared information for the united against hate event that the DEI committee is organizing.

Planning Commissioners provided consensus to adjourn the November 23<sup>rd</sup> meeting as it falls on Thanksgiving Day.

**M. Adjournment**—the meeting adjourned at 6:33pm.

The next meeting is scheduled for December 14, 2023 at 5:30 pm.

  
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Michael Allen, Community Development Director

  
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Michelle Keldorf, Planning Commission Chair