



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

**March 14, 2024**

**A. Call to Order**

Chair Keldorf called the meeting to order at 5:31 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

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**

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

- February 22, 2024

**MOTION:** Approve the minutes.

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

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

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

### **2. El Segundo South Campus Specific Plan (“ESSCSP”) Amendment and Vesting Tentative Tract Map No. 83236 (Environmental Assessment No. EA-1348, Specific Plan Amendment No. SPA 23-01, and Subdivision No. SUB 23-02 for Vesting Tentative Tract Map No. 83236). (JF)**

Planning Technician Jazmin Farias presented the staff report regarding the proposed Project to amends the ESSCSP by modifying the development standards regarding permitted uses, setback requirements, and parking requirements within Phase 1 (Raytheon Campus) area. The Project also includes subdividing two existing contiguous lots to allow a 7-lot tract map subdivision. She specified that the site is currently developed with a commercial retail center (a.k.a. Chargers Commons) and no new development is proposed as part of this Project/request. Applicant was present to answer any questions.

- Vice Chair Hoeschler inquired if “100% off-site parking” means that the lots have no physical parking on-site, but they will use the adjacent surface parking lots that are being provided via lots 2 and 3. Jazmin advised that this is correct and through the recordation of CC&R’s it will be ensured that the surface parking lots (lot 2 and 3) will continue to serve the existing commercial center.
- Commissioner Maggay inquired why the lot which host the medical office was excluded from the project and wants to ensure there is enough parking on-site for all uses. Planning Manager Eduardo Schonborn advised that the medical office building still functions as part of “Phase 1”; however, since it is currently a separate parcel and no changes are being proposed, it is not included in the tentative tract map. He added that the adjacent parking lots (lot 2 and 3) will continue to serve the existing commercial center which includes the medical office. Phase 1 has enough parking on-site for the existing commercial center as this was approved prior to its development; this application will not tamper with required parking count on-site.
- Chair Keldorf inquired if the proposed application interfered with existing Development Agreements for the site. Staff advised that the proposed amendments do not affect any existing Development Agreements on file.

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

- Commissioner Maggay inquired why the subdivision was proposed. Applicant Lionel Uhry advised that it is a financial benefit to have the option to sell each lot.

**Chair Keldorf closed public communications.**

**MOTION:** Adopt Resolution No. 2948, approving a subdivision to create seven land parcels for an existing commercial retail center (Chargers Commons Commercial Center) and adopt Resolution No. 2947, recommending City Council approve an amendment to the ESSCSP modifying permitted uses, setback requirements, and parking requirements.

**Moved by Commissioner Newman, second by Commissioner Inga.**

**Motion carried, 5-0, by the following vote:**

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

**H. New Public Hearings**

**3. An Ordinance Amending the Driveway and Curb Cut Standards in the EI Segundo Municipal Code (ESMC) Title 15. (Environmental Assessment No. EA-1358 and Zone Text Amendment No. ZTA 24-01) (PS)**

Planning Manager Eduardo Schonborn provided a brief introduction of the proposed project. Specifically, he stated that the ZTA request is a result of the "Beach Cities" project that was considered by the Commission in September 2023. The project included an adjustment that was denied by the Commission, but included direction that the applicant work with staff to submit a ZTA; and before them is the ZTA proposal.

Principal Planner Paul Samaras presented the staff report regarding the proposed amendments to ESMC Section 15-15-5(N) (Driveway and Curb Cuts) to reduce the required minimum distance between driveway curb cuts on the same property from 24 feet to 10 feet, but only for driveways that are signalized and located along a major or secondary arterial street (as identified in the City's General Plan Circulation Element), subject to approval by the Community Development Director and City Engineer. Applicant was present to answer any questions.

- Vice Chair Hoeschler inquired if the site has a traffic signal in place. Paul stated that traffic signal is part of the development of the property, and it will not interfere with existing traffic signals nearby.
- Commissioner Newman inquired why a minimum 10-foot distance between driveway curb cuts is being proposed. Paul advised that a minimum 10-foot distance is being proposed to better serve pedestrian safety/access.

**Chair Keldorf opened public communications.**

- Applicant Alex Rose, advised that the ZTA proposal is a replication of signalized intersection for an existing site at the other end of Rosecrans Avenue. The existing site which has this similar curb cut

distance was constructed in 1988 prior to the minimum 24-foot code provision which came into effect after that development. He added that, a minimum 10-foot distance between curb cuts is being proposed to facilitate landscape design and to provide pedestrian refuge.

**Chair Keldorf closed public communications.**

**MOTION:** Adopt Resolution No. 2949, recommending City Council approve an amendment to the ESMC Section 15-15-5(N) driveway and curb cut standards.

**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**

Community Development Director stated that the welcome sign project was approved and awarded a contract; no timing has been provided for the start time.

Planning Manager Eduardo Schonborn reminded the Commissioners of forthcoming Planning Commission meetings to ensure we have quorum as they will touch on important topics.

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

None.

**L. Planning Commissioners' Comments**

Commissioner Inga shared that he attended training for Planning Commissioners, and he really enjoyed it and learned a lot.

**M. Adjournment**—the meeting adjourned at 6:11 p.m.

The next meeting is scheduled for March 28, 2024 at 5:30 pm.

  
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Michael Allen, Community Development Director

  
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Michelle Keldorf, Planning Commission Chair