



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

**April 25, 2024**

**A. Call to Order**

Chair Keldorf called the meeting to order at 5:37 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: 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**

- Mary Roy and Scott Doodling introduced a “club/night entertainment” land use concept that they would like to see in the Downtown El Segundo area. They highlighted the economic impacts the proposed land use would have for the local economy.
- Property owner, Brian Sweeney, expressed his support for the Downtown Specific Plan update and suggested two changes to the land use table for item G.2 of the agenda packet. Suggested modifications include adding the land use “museum” as a permitted use in the Grand Avenue District and adding “night clubs” as a permitted use.
- City Attorney Joaquin Vasquez stated that the public communications before the Commission are regarding Item G.2 of the agenda packet and further discussion from the dais can occur at the time of the public hearing.

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

None.

## **F. Consent Calendar**

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

- March 28, 2024

**MOTION:** Approve the minutes.

**Moved by Vice Chair Hoeschler, second by Commissioner Newman.**

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

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

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

### **2. Downtown Specific Plan Comprehensive Update. (PS)**

- Commissioner Newman recused herself as she owns a business and a property within the Downtown Specific Plan. She added that on March 23, 2024, she attended a meeting with Brian Sweeney where they discussed land use topics that will be addressed during the public hearing.
- Vice Chair Hoeschler disclosed that he too met with the Sweeney's.
- Chair Keldorf disclosed that she had a phone conversation with Mr. Sweeney on March 24, 2024.

Principal Planner Paul Samaras presented the staff report that addressed the proposed modifications for the Downtown Specific Plan. Specifically, the presentation primarily covered chapters 2 and 3 focusing on the major changes and improvements of the specific plan which came from the feedback received during the last two study sessions such as height, density, allowable uses, new zoning districts, boundary changes, parking regulations and strategy, and street improvements, amongst other changes.

#### **Planning Commission Discussion:**

- Chair Keldorf inquired if there are minimum unit requirements to ensure they do not become Micro-units or SROs. Paul advised that there are minimum size requirements in the Specific Plan as well as state requirements units need to comply with to be considered a residential unit.
- Vice Chair Hoeschler inquired whether the lane-reduction program during covid triggered any negative feedback as the concept proposed for Main Street is similar. He also pointed out that the lane-reductions were successful in encouraging outdoor dining and pedestrian activity. Paul advised that he did not hear negative feedback.
- Chair Keldorf inquired if the Main Street preferred concept for bike lanes is secure. Paul added that the proposed design includes a wider bike lane

than the minimum requirement to allow for extra space to help protect cyclists.

- Vice Chair Hoeschler expressed his concern with the Grand Avenue preferred concept as it involves angled parking and a shared lane for drivers and cyclist. Paul explained that due to the short length of Grand Avenue within the Specific Plan, the Commission had previously opted not to support a dedicated bike lane or bike path along Grand Avenue. However, the Specific Plan contained other alternative designs that include a bike lane, which can be considered in the future.
- Vice Chair Hoeschler inquired what triggers the actual implementation of the street improvements the specific plan calls out. Paul advised that the factors are time and money; if there is funding then staff at the direction of Council would prepare designs that would be reviewed by Council before making any formal decisions. Typically, before any construction occurs adjacent property owners are notified.
- Commissioner Inga asked if the parking lot garage on Grand Avenue is utilized. Paul stated that the study shows it is not fully utilized. The area most utilized is the surface parking lot at Frankling and Richmond Street.
- Commissioner Inga suggested that the surface level parking lot on Main and Grand Avenue could be open to the public earlier than 6 p.m.
- Chair Keldor inquired what the thought process was for not allowing museums as an allowed use the proposed land use table since it was previously allowed. Paul advised that assembly type of uses is allowed, and some uses related to museums are allowed. He highlighted that at the time the current specific plan was proposed the existing "museum" was not categorized as a museum use as it was closer to a commercial use like an art gallery. Planning Manager Eduardo Schonborn clarified that a museum is allowed in 2 of the 4 proposed districts. The Planning Commission discussed and reached consensus on adding museums to the permitted uses in all districts as it creates public infrastructure and activates pedestrian traffic.
- Planning Commissioners inquired what the main distinguishing factor is for a nightclub; does it involve a cover charge, serving alcohol, dancing, is it open late and questioned how Purple Orchid is any different. Paul advised that the primary distinction between a restaurant and a bar is the food service. He highlighted that businesses are allowed to have entertainment such as having bands and DJ's subject to an entertainment permit and Purple Orchid predates the current Specific Plan. Jay Hoeschler stated that a small dancing area such as what Mary and Scott are proposing seems very different than a "dance club."

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

- Mary Roy and Scott Doodling mentioned that their intention is not to call the business venture a nightclub as they don't intend to be loud or attract a certain crowd. They are proposing a small dance floor area less than 300

square feet, low amplified sound such as 90 decibels, not laser driven, and a “live performer” who plays music. They do not want to put in a kitchen but want to serve things that are refrigerated such as charcuterie boards. The venue will hold space for youth events to occur only on specific nights with no sale of alcohol and an early closure time.

- City Attorney Joaquin Vasquez reminded the commissioners that there is no formal submittal for such proposed business that is being discussed.
- Planning Manager Eduardo Schonborn mentioned that one of the things the commission perhaps can recommend is for the “nightclub” use to be allowed via a CUP whether it be in one specific district or all, and highlighted that the use would not only apply to this business venture but would open the door similar uses in the future.
- Community Development Director stated that perhaps the commission explore a different term and use entirely and give staff the parameters of what they believe would be appropriate such as cover charge, size, hours, and a location; specifically focusing on what their concerns are. Staff seeks direction, so they could formulate a recommendation to council. The more specific we can get the more comfort level there is with an AUP being the mechanism and if it is vague, it becomes more difficult for staff as there is less reliance on being consistent.
- Vice Chair Hoeschler asked if there is another venue in Los Angeles with a similar concept and how do you ensure it does not become a nuisance. Scott stated that there is not and all you need to do is turn the music down just how a Church does it; loud enough to be inspired.

**Chair Keldorf closed public communications.**

**Further discussion from Planning Commissioners:**

- Chair Keldorf stated that she is not in favor of a blanket approval for nightclubs for the entire Downtown Specific Plan area and would be open to adjusting the definition of nightclub to something more compatible with and conducive to the neighborhood and limiting it to the Grand Avenue district and possibly the Main Street district. She suggested making this an administrative approval at the discretion of the Director.
- Planning Commission provided direction for staff to investigate the following parameters:
  - Decibel levels: limit to around 90 dBA
  - Dance floor size in proportion to the building and overall size
  - Lighting: Consider limitations on lighting (light/laser shows)
  - Queuing limitations: Limit queuing to the business frontage width.
  - Use: Allow a mixture of bar, dance, lounge, music, and potentially event venue.
  - Permit process: Allow subject to an administrative discretionary permit.
  - Location: permit in Grand District as it is the farthest from residential.

**MOTION:** Adopt Resolution No. 2950 recommending City Council approve Environmental Assessment No. EA-1311 to certify the EIR, General Plan Amendment No. GPA 21-01, Zone Change No. ZC 21-01, Specific Plan Amendment No. SPA 21-01, and Zone Text Amendment No. ZTA 21-07 for the comprehensive Downtown Specific Plan update with the amendment of adding the museum land use in the permitted uses in all districts and recommending that the City Council add an entertainment/music bar use catering to dancing within certain parameters (listed above) and directing staff to draft a more detailed proposal for City Council consideration.

**Moved by Vice Chair Hoeschler, second by Commissioner Inga.  
Motion carried, 3-0, by the following vote:  
Ayes:** Keldorf, Hoeschler, and Inga.

#### H. New Public Hearings

- Commissioner Newman returned to the meeting.

**3. Administrative Use Permit to Allow the Sale of Beer and Wine for On-site Consumption at a Restaurant Operating in Conjunction with a New Membership Only Health and Wellness Fitness Center (“Love.Life”) at 740 South Pacific Coast Highway. (Environmental Assessment No. Ea-1362 and Administrative Use Permit No. 24-01). (MB)**

Planning Manager Eduardo Schonborn requested the item be continued to the next scheduled Planning Commission meeting of May 9, 2024.

**MOTION:** Continue the item to the next scheduled Planning Commission meeting of May 9, 2024.

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

#### I. New Business

**4. Selection of a Planning Commission Member to Deliver a Presentation to the City Council on the Planning Commission’s Work. (ES)**

Community Development Director Michael Allen and Planning Manager Eduardo Schonborn provided a brief description of what type of “report” City Council is seeking and advised that Planning Staff would aid in gathering information. Dais provided consensus to appoint Chair Keldorf and Vice Chair Hoeschler to deliver the presentation to City Council.



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

**5. Update/discussion on Affordable Housing and the Affordable Housing Strategic Plan. (MA)**

- Community Development Director Michael Allen provided a brief update on the Affordable Housing Fund and the Affordable Housing Strategic Plan. He stated that the funds are there, but have not been used, and they are intended to help produce affordable housing whether via a program, subsidizing permit fees, and/or partnering with developers. The Affordable Housing Strategic Plan touches up on ways this fund can be used.
- Michael advised that the schedule for the welcome sign at Main and Imperial has not been created yet but once available it will be shared with the commissioners.
- Staff congratulated Commissioner Newman for being in business in the city for 40 years.

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

None.

**L. Planning Commissioners' Comments**

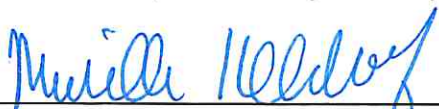
- Thanked staff for the Downtown Specific Plan update.
- Chair Keldorf inquired how the golf cart parking spots came to be. Michael advised that it is a one-year pilot program implemented by South Bay Cities COG which received state funding for this purpose. The Public Works Department took the lead on it as it is a streets project. They will go back to Council to report findings and observational feedback has been received during the pilot period.

**M. Adjournment**—the meeting adjourned at 7:18pm.

The next meeting is scheduled for May 9, 2024, at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair