



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

**June 13, 2024**

**A. Call to Order**

Chair Keldorf called the meeting to order at 5:32 p.m.

**B. Pledge of Allegiance**

Chair Keldorf led the pledge.

**C. Roll Call**

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

Also present: Michael Allen, AICP, Community Development Director  
Also present: Eduardo Schonborn, AICP, Planning Manager  
Also present: Joaquin Vazquez, City Attorney  
Also present: Maria Baldenegro, Assistant Planner  
Also present: Venus, Wesson, Senior Administrator Specialist

**D. Public Communications**

None.

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

None.

**F. Consent Calendar**

**Dais provided consensus to pull item F.2.**

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

- May 23, 2024

**MOTION:** Approve the minutes.

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

**2. EA-1361 AUP for alcohol service at a new restaurant inside a pickleball club.**

Assistant Planner, Maria Baldenegro, presented the staff report regarding a request for the sale of beer, wine, and distilled spirits for on-site consumption at a new restaurant operating at a membership-only Recreational Club (“California Smash Pickleball and Social Club”) at 811-815 North Nash Street. The applicant was present to answer any questions.

- Chair Keldorf inquired if a permit would be required for the DJ. Maria stated that an entertainment permit would be required.

**Chair Keldorf opened public communication.**

- Applicant Brett Drogmund stated that he is an independent developer and has studied this concept since 2019 and wants to introduce the concept to the South Bay.
- Chair Keldorf inquired about the membership component. Brett advised that there will be various membership types that include daily, weekly, monthly, and yearly memberships. They aim to be inclusive. The restaurant will be open to the public and the green areas (as shown in the floor plan) will be accessible to the public and allow them to walk through the facility.
- Commissioner Inga inquired about the parking space count provided on-site. Brett advised that there is 46 rear parking spaces, 3 front parking spaces, and are working with the landlord for off-site parking covenants at the adjacent facility which is owned by the same landlord.

**Chair Keldorf closed public communication.**

**MOTION:** Receive and file the Community Development Director’s approval of Environmental Assessment No. EA-1361 and Administrative Use Permits No. AUP 24-03.

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

**G. Continued Business—Public Hearing**

None.

**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 and Chair Keldorf welcomed new Planning Commissioner Mark Christian to the team starting July 2024.
- Chair Keldorf thanked Brenda Newman for her 15 years of service with Planning Commission.

**M. Adjournment**—the meeting adjourned at 5:51pm.

The next meeting is scheduled for June 27, 2024, at 5:30 pm.

  
Michael Allen, Community Development Director

  
Michelle Keldorf, Planning Commission Chair