



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

September 12, 2024

A. Call to Order

Vice Chair Hoeschler called the meeting to order at 5:30 p.m.

B. Pledge of Allegiance

Vice Chair Hoeschler led the pledge.

C. Roll Call

Present: Vice Chair Hoeschler

Present: Commissioner Maggay

Present: Commissioner Christian

Absent: Chair Keldorf

Absent: 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: Jazmin Farias, Planning Technician

Also present: Barbara Voss, Deputy City Manager

Also present: Cristina Reveles, Senior Management Analyst

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:

- August 8, 2024

MOTION: Approve the minutes.

Moved by Commissioner Christian, second by Commissioner Maggay.

Motion carried, 3-0, by the following vote:
Ayes: Hoeschler, Maggay, and Christian.

G. Continued Business—Public Hearing

H. New Public Hearings

2. El Segundo South Campus Specific Plan (Approved Under EA-905) Amendment to Change the Land Use Designation of Lot 14 Within Phase II of the El Segundo South Campus Specific Plan (ESSCSP) Area and Adoption of Addendum No.2 to the Final Environmental Impact Report. (JF)

Planning Technician Jazmin Farias presented the staff report regarding an amendment to the El Segundo South Campus Specific Plan (ESSCSP) to change existing land use designation of lot 14 (of the ESSCSP) from Commercial/Office Mixed Use (CMU) to Office/Industrial Mixed Use (O/I MU), which will result in additional allowed uses such as general storage and warehousing, high and medium bay labs, data centers, parking structures and surface parking lots, and light industrial uses.

Vice Chair Hoeschler opened public communication.

- Applicant representative Lionel Uhry, shared with the Commission that they are looking to match up both uses (CMU and O/I MU) to create more opportunities for users and wants adjoining lots to have the same land use designation to allow for development to overlap lots if needed.
- Vice Chair Hoeschler inquired what the difference between logistics and warehousing is. Lionel advised that logistics is more tailored to the transportation of goods, loading docks via heavy truck traffic whereas distribution does not allow for it. Whereas general storage and warehousing would allow for a flight kitchen where they have a staff prepping onsite, storing, and transporting the assembled product.
- Vice Chair Hoeschler inquired what the vision for that corner property is as it is close to retail and newly developed Chargers training facility. Lionel advised that they have been marketing the property for some time now specifically trying to attract retail and they have had no success. They believe the limited lot frontage of El Segundo Boulevard and MTA overpass screening have contributed to this and believe the lot is tailored to attract special uses. He added that it will not be office at the moment due to the current economic environment.
- Vice Chair Hoeschler inquired how pedestrian activity would be activated if the site ends up with a big windowless building at the gateway entrance of the campus and how big of a building can the site accommodate. Lionel stated that all development is subject to site plan review and if it happened to be a use that does not have as much windows they would try to fenestrate that with architectural features,

landscape, signage, and faux-like glass (no window on the interior) which still provides privacy and its exterior façade helps create that environment. As for the size, depending on the use it could accommodate a building up to 100,000 – 200,000 square feet.

- Commissioner Christian inquired if the new land use designation O/I MU allows the same development uses as CMU and why all the CMU land area is not being changed to O/I MU. Jazmin stated that it mirrors the same uses as CMU; the difference is that it introduces four additional uses. Lionel stated that the other CMU land area is not owned by the applicant rather by Raytheon and they would need to initiate that request if desired. He added that the lot size and location for the other CMU lots has more street frontage, and it attracts more retail uses whereas the lot this application addresses is impacted by the minimal frontage and MTA overpass which discourages uses such as retail from developing the lot.
- Vice Chair Hoeschler inquired if there are any revenue or tax implications for the city rezoning this. Jazmin advised that Finance Department conducted a comparison analysis based on revenue generated per square footage for a typical big box retail establishment and a typical data center ranging from 40,000 to 70,000 square feet and based on what was found on average a standard big box retail establishment generates \$5.99 per square footage whereas a data center generates \$17.00 per square foot. Office revenue is based on occupancy and head count (current staff count).

Vice Chair Hoeschler closed public communication.

Further discussion came from Commissioners:

- Commissioner Maggay stated that it is unfortunate that property owners can't find a retail establishment for Lot 14 and since the adjacent lot is small, he understands why the land use designation consistency is being requested. He added that being flexible for business partners is important and is in favor for the land use designation change.
- Vice Chair Hoeschler inquired why Lot 14 and Lot 13 were not combined from the start. Jazmin advised that it would be best for the applicant to answer that. Lionel advised that he does not know as it was a long time ago.

MOTION: Adopt Resolution No. 2956 recommending City Council approve Addendum No. 2 to the El Segundo South Campus Specific Plan Environmental Impact Report approved under EA-905 to analyze the land use change of Lot 14 within Phase II of the ESSCSP Area pursuant to CEQA and adopt resolution No. 2957 recommending City Council approve an amendment to the El Segundo South Campus Specific Plan (ESSCSP) modifying land use designation of Lot 14 (of the ESSCSP) from Commercial/Office Mixed Use (CMU) to Office/Industrial Mixed Use (O/I MU).

**Moved by Commissioner Maggay, second by Commissioner Christian.
Motion carried, 3-0, by the following vote:
Ayes: Hoeschler, Maggay, and Christian.**

I. New Business

3. Innovation Uses in Smoky Hollow Study Session. (MA/ES)

Planning Manager Eduardo Schonborn lead the study session regarding incubator/innovation uses for hard-tech startup companies specifically in Smoky Hollow Specific Plan (SHSP) area. Staff has determined that creating a new land use category for these incubator/innovation uses is needed because the SHSP does not define such broad uses and the area is attracting this type of uses. Staff is seeking direction from Planning Commission to determine how these uses should be defined and how to implement development standards for such uses alongside determining if they should be permitted by right or through the entitlement process.

SHSP targets creative and cutting-edge business however its permitted uses are narrow and focus on one type of use. For example, startup companies (incubator/innovation uses) are doing a combination of uses that include a little bit of tech, research and development, prototyping, manufacturing, testing, and maybe some office. The combination of uses does not fit into a specific permitted use per definitions in the specific plan. Therefore, staff finds themselves saying such proposed use is not permitted and offers an alternative approach to the companies. Such alternative approach is the Director Determination process which is turned down a lot of the time.

He proceeded to share how other cities have approached this situation. For example, Berkley City updated their research and development definition to allow more flexibility and amended their parking requirements perhaps doing so here would be beneficial since a change of use triggers new parking requirements and most of the sites in SHSP area cannot provide such required parking. Eduardo mentioned that permitting such uses can be done with desecration via an Administrative Use Permit (AUP), Conditional Use Permit (CUP), or the uses can be permitted by right or offering a Temporary Use Permit (TUP) for 90-180 days.

- Commissioner Maggay suggested for staff to look into how Los Angles rezoned two properties those being AltaSea at the port of Los Angeles and La Kretz Innovation Campus as they did something similar with startups.
- Vice Chair Hoeschler inquired how TUPs work, are the permits revoked after 90 days and can you keep reissuing them. Eduardo stated that TUPs typically are for special events in private property ranging from 1

day to 1 week. They have never been issued for purposes like this.

- Vice Chair Hoeschler inquired how the city got to this point, are people showing up wanting to develop in Smoky Hollow. Eduardo shared that people are coming to the counter with such broad uses that are not define and necessarily do not fall under one specific use.
- Commissioner Maggay inquired what the processing time is for an AUP, CUP, and TUP. Eduardo informed the commissioners that an AUP is processed within 30 days and then is forwarded to Planning Commission as a receive and file item. A CUP can take a few months but is costly, and a TUP can take a couple weeks to a month; but the dilemma is how to address a permit's expiration. Whereas by right anyone can come in and just get a business license and start their business. Maggay stated that he thinks the AUP process would be the most effective and customer friendly.
- Commissioner Christian inquired what the determination process is. Eduardo informed him that in terms of timing it is similar to an AUP. The Community Development Director needs to determine if such proposed use is similar to an already permitted use and must provide findings to support the decision. Eduardo shared that this process is costly for applicants and a lot of the time they do not have time and seek to move fast when leasing a site. These determinations are on a case-by-case basis and end up being codified.
- Commissioner Christian stated that we do not know what the next big industry will be in five years from now and does not believe we need to define those uses if we already have the determination process in place.
- Community Development Director Michael Allen stated that staff is trying to address this now rather than being reactive. Staff is trying to come up with a broad enough definition that addresses the uniqueness in each different type of incubator type of use rather than have the applicant go through a costly long process. He added that some of these incubator uses have multiple different components such as research and development, manufacturing, warehousing, and some are fabricating through organic compounds that they are processing through chemical process on-site and others are doing it off-site; none of which fits a current permitted use. When 1% of the operation triggers manufacturing it automates that CUP process. The goal is to capture flexibility while ensuring a discretionary process that allows us to evaluate chemical compounds and perhaps using the Fire Code to evaluate these chemicals.
- Vice Chair Hoeschler stated that he likes staff is thinking this way as the city is trying to be business friendly and encourage creative businesses.
- Commissioner Christian stated that the TUP process for this does not seem practical and is nervous about the by right concept when you are talking about innovation broadly construed. He inquired how often staff

has received inquires about these uses. Michael stated that in the last six to twelve months close to six to twelve different companies have reached out which are dancing in between all this stuff to comply. Some have a hold on their lease and are working on tenant improvements hoping that by the time they build out their office and research and development space they can move in and are ready to build out their manufacturing component the city has created a solution.

- Deputy City Manager Barbara Voss thinks if we streamline it would make business easier as it would continue to build that momentum the city has right now when attracting those businesses. She added that she agrees with having very specific guidelines to not allow what we do not want.
- Commissioners provided consensus to have a definition that does not include combustible materials and for such uses to be permitted via an AUP.

J. Report from Community Development Director or designee

None.

K. Report from City Attorney's Office

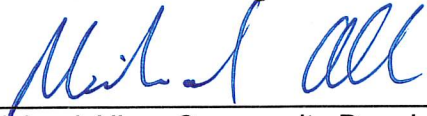
None.

L. Planning Commissioners' Comments

Vice Chair Hoeschler shared that he made a presentation to City Council about the multimodal committee and talked about what the group has done and advancements of bike lanes in El Segundo and talked about revisiting El Segundo Boulevard as a bike lane.

M. Adjournment—the meeting adjourned at 7:13 p.m.

The next meeting is scheduled for September 26, 2024, at 5:30 p.m.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair