



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

**September 14, 2023**

**A. Call to Order**

Chair Keldorf called the meeting to order at 5:34 p.m.

**B. Pledge of Allegiance**

Chair Keldorf led the pledge.

**C. Roll Call**

Present: Chair Keldorf

Present: Commissioner Newman

Present: Commissioner Inga

Absent: Vice Chair Hoeschler

Absent: Commissioner Maggay

Also present: Michael Allen, AICP, Community Development Director

Also present: Eduardo Schonborn, AICP, Planning Manager

Also present (via Zoom Teleconference): Gregg Kovacevich, City Attorney

Also present: Paul Samaras, AICP, Principal Planner

Also present: David Blumenthal, Planning Consultant

Also present: Laura Stetson, Planning Consultant

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:**

- July 27, 2023

**MOTION:** Approve the minutes.

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

**Motion carried, 3-0, by the following vote:**

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

**G. Continued Business—Public Hearing**

None.

## H. New Public Hearings

### 2. Environmental Assessment No. EA-1339, Site Plan Review No. SPR 23-01 and Adjustment No. ADJ 23-01. (PS)

Planning Manager Eduardo Schonborn introduced Planning Consultant David Blumenthal who provided a summary of previously approved entitlements tied to the job site and presented staff report addressing the proposed construction of a new seven-story office building and a five-level parking structure. He also advised that the applicant is present to answer questions.

#### Planning Commission questions for staff:

- Commissioner Newman inquired how the municipal code is written regarding the distance between driveways on the same property and what its purpose is. David and Paul advised that it is a safety feature for pedestrians and its purpose is to preserve on-street parking in smaller streets throughout the city.
- Chair Keldorf inquired how the signal would work at the intersection and how it would impact pedestrian activity. David advised that signaling would work like other signalized intersections, it would have a cross/don't cross provision and ultimately this is a question for transportation and public works. Paul clarified that staff was not able to make a finding to recommend approval for the proposed adjustment because it is possible to design the project to meet code requirements.
- Chair Keldorf inquired about the next steps if the adjustment gets denied, would it lead to a variance? Community Development Director, Michael Allen, stated that we have to look at it from a legal view and legally staff has identified this finding can not be made but if legally the Planning Commission or applicant proposes language that legally makes the finding that there is no other way the site can be designed without this accommodation they could apply for a variance and or request a code amendment if they believe the code requirement does not make sense. Staff did not investigate whether the code makes sense, rather staff is being asked to analyze or assess this project against what today's code is.

#### Chair Keldorf opened public communications.

- Applicant representative Alex Rose informed the Planning Commission that they concur with conditions of approval however they are proposing three changes, one of which was already discussed (driveway design). It is being proposed to add language in the motion to direct staff and applicant to work together to figure out what the appropriate code amendment would be. Regarding the transportation demand and management program (condition MMK1) a deferral to issue a first tenant improvement permit rather than a permit on the entire building itself as the leasing of the building will dictate how that plan plays out. Lastly, it is being requested to adjust condition thirteen to allow the second building (west property) to be deferred until the

first building is completed and are proposing to fence, screen, and temporary landscape the perimeter to obstruct the vacant lot from public view/access.

- Chair Keldorf inquired why the driveway design is not able to comply with the cities current code. Alex stated that although the design does not meet code it is compatible with what exists already on Rosecrans Avenue and highlighted that they function safely. Alex introduced Serena who elaborated about the driveway design. In summary, the code calls for a requirement of 24 feet between driveways and a maximum of 30 feet wide. The proposed driveway has two incoming lanes and 2 egress with a median that separates them to provide more safety and believes the code requirement of 24 feet - 30 feet width is not meant for a driveway that proposes a total of four lanes with a median.

**Chair Keldorf closed public communications.**

**Further discussion from Planning Commission:**

- Commissioner Newman inquired where else the driveway regulation has been implemented. Paul informed her that the driveway regulations have been in place since 2011 all projects before that timestamp were subject to different standards.
- Chair Keldorf asked City Attorney for clarification as to what they are left with approving or denying. City Attorney Gregg Kovacevich advised that we are constrained by the strict language in today's current code although it uses a different term "adjustment" it really mirrors the language of a variance, and the problem is that by its term it only applies if in the absence of affording an adjustment you would deprive the owner or reasonable use of the property clearly that's not the case here. There is no legal way around it but if they believe the standard is unworkable and needs to be changed the only way around it is with a legislative action such as a zone text amendment. Planning Commission would not be able to approve a Site Plan if it does not meet code. If the adjustment request is denied, they can add a condition of approval that says "the applicant shall redesign the driveway to comply with 15-15-5" so that if the code changes there is no need to come back with a re-design.
- Commissioner Newman inquired what the process is for a zone text amendment. Michael advised that the applicant has to propose it, staff would draft up the language, complete any applicable CEQA analysis if required, it would come before Commission and Council; in total maybe three-six months to complete. The cost would be borne by the applicant if proposed by the applicant but if proposed by dais, staff would need direction from Council to pursue this request.
- Planning Commission provided consensus to adjust language to provide adequate screening on vacant lot at the required front and side setback areas and provided consensus for the driveway design permit process to be deffered so that the project can proceed.

**MOTION:** Adopt Resolution No. 2944, approving Environmental Assessment (EA) No. 1339, Site Plan Review (SPR) No. 23-01, and denying Adjustment (ADJ) No. 23-01 to allow the construction of a new seven-story office building and five-level parking

structure at 2021-2031 Rosecrans Avenue including a language change to condition 13 to include an exterior fence and landscape of the setback area, and to add the additional language as recommended by City Attorney.

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

**Motion carried, 3-0, by the following vote:**

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

**3. Smoky Hollow Specific Plan Update. (Environmental Assessment No. EA-1330 and Specific Plan Amendment No. SPA 22-01). (PS)**

Principal Planner Paul samaras presented the staff report regarding proposed changes to Smoky Hollow Specific Plan. Changes include updates to permitted uses, development standards and design guidelines, modify the community benefit plan process, and clarify various specific plan provisions.

- Commissioner Newman inquired about caretaker units and why we are not encouraging housing in that area. Paul advised that staff is targeting the housing needs separately and are currently working on that, but staff believes caretaker units is not the correct or only mechanism to address housing. This is a clean up effort rather than a rewrite and staff needs to conduct the right environmental research to add more housing.
- The comment received regarding caretaker units' definition will be addressed with the housing conversation and staff will take that into account.
- Commissioner Inga asked if the restaurant requirements were going to change to resemble those downtown requirements. Paul advised that a minor edit was applied to the section specifically addressing parking ratio for outdoor dining areas, but the parking standard specifically has not changed. The overall goal is to have consistency throughout the entire city.

**Chair Keldorf opened public communications.**

None.

**Chair Keldorf closed public communications.**

**MOTION:** Adopt resolution No. 2940 recommending City Council approve an amendment to the Smoky Hollow Specific Plan updating permitted uses, development standards and design guidelines, simplifying the community benefit plan process, and clarifying various specific plan provisions, and adopt resolution No. 2942 recommending City Council approve an amendment to the Community Benefits Plan Policy.

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

**Motion carried, 3-0, by the following vote:**

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

**I. New Business**

**4. Appoint Two Planning Commissioners to the South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee. (MA/ES)**

Chair Keldorf proposed to postpone the item to the next scheduled Planning Commission meeting on September 28, 2023 because two of the five commissioners are missing one of whom would strongly be recommended to partake in the subcommittee.

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

None.

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

None.

**L. Planning Commissioners' Comments**

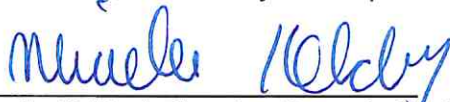
Commissioner Newman and Commissioner Inga congratulated El Segundo Little League on their accomplishment. Keldorf thanked everyone for their support and Commissioner Newman thanked Ron Swanson for contribution to Police Department and Fire Department on 9/11.

**M. Adjournment**—the meeting adjourned at 7:0pm.

The next meeting is scheduled for September 28, 2023 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair