



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

October 26, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:30 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: Maria Baldenegro, Assistant Planner
Also present: Jazmin Farias, Planning Technician

D. Public Communications

- Multiple residents that reside in the townhomes south of the Holly Kansas Park expressed their concerns with Griffin Capital's research phase of the property located at the corner of Grand, Kansas, and Holly Streets. The residents requested a seat at the table and to want to be notified when the city considers any developments for the Grand, Kansas, and Holly site. They also requested for consistency when applying building standards for residential areas and asked for time at the next coming meeting to make a presentation to the Commission.
- City Attorney Joaquin Vazquez advised that the Commission cannot engage in the conversation as a development project for that site is not on the agenda. He advised that the public can comment on anything that is not on the agenda during Public Communications at any Planning Commission meeting however it is not a Q&A session. In addition, since no application has been submitted to the city there is very little that staff or Commission can engage on because no review of any sort has occurred. When an application is submitted it becomes a public record and the application process itself does build in

milestones that provide the opportunity for neighbors, residents, the public, and any interested party to be heard and comment on what actually ends up being proposed before the city under a formal submittal. Until then, the place for public comment would be under public communications.

- Chair Keldorf and Commissioner Newman asked if the residents can make a presentation and be on the agenda once an application has been submitted.
- Community Development Director Michael Allen advised that after the application is submitted there are formal opportunities for public participation and feedback not necessarily exclusive to Planning Commission, but through the environmental process if there is an EIR, MND, and or any other robust CEQA analysis as there are mandatory scoping and public meetings where feedback and comments provided by the public become part of the public record that staff facilitates. He added that this process occurs in the early phase (once application is submitted). All comments received under the environmental phase become part of the process and legally need to be addressed in the environmental documents. Even though no application has been submitted staff is keeping track of all public comments that have been submitted already so that they could be included in the record once a formal submittal is completed.
- Vice Chair Hoeschler wants staff to make all avenues available to residents to ensure their participation.
- Chair Keldorf asked how a conceptual plan in the Downtown Specific Plan area was presented before the commission as a discussion item in the past. Michael advised that it was a city-initiated item, and it was a concept in the Downtown Specific Plan update that staff is working at the moment. City was seeking direction from the Commission because they needed to inform staff on how to proceed with projects for the downtown area as the specific plan is in the midst of being updated and apply the feedback across the board.
- Commissioner Brenda inquired how a body can request and make a presentation to Planning Commission once an application has been submitted. Joaquin advised that zoning law is set up so that things happen before the dais at certain times so that it is not a one-sided presentation as to the applicant or opponent and it would be through public comments once an application is received or through any Planning Commission meeting during public communications time for an item not on the agenda.
- Michael added that the City is trying to prevent having a discussion in a public setting without having analyzed an actual proposal and must be cognizant of AB1234 to avoid Brown Act violations. Joaquin added that when a project is finally heard, the Commissioners need to disclose all party conversations, any evidence, forms, or information that was shared with them prior to an application submittal or after the submittal so that they do not make a judgement of their own but rather make a judgement cohesively with the rest of the Commission that is based on the same information provided to them.

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

None.

F. Consent Calendar

Chair Keldorf pulled Consent Calendar Item 2.

1. Approval of Planning Commission Meeting Minutes:

- September 14, 2023
- September 28, 2023

MOTION: Approve the minutes.

Moved by Vice Chair Hoeschler, second by Commissioner Inga.

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

Ayes: Keldorf, Hoeschler, Newman, and Inga.

2. Revision A to Environmental Assessment No. EA-747 and Administrative Use Permit No. 07-04. (MB)

Assistant Planner Maria Baldenegro presented the staff report regarding a proposed revision to an existing Administrative Use Permit to allow a modification to the hours of operation; add 215 square-feet of dining area within a detached structure at the rear of the property; and to allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC License) at G's Il Capo Dei Bar Restaurant (previously known as De Luca). Applicant is present to answer questions.

- Chair Keldorf inquired if the proposed hours of operation are consistent with the area. Maria stated that the hours of operation are consistent with the area, for example Porter House, Richmond Bar and Grill, Purple Orchid, Old Town Patio, and Tapizon all have very similar hours.

Chair Keldorf opened public communications.

- Applicant Gina Traber shared her excitement regarding the opening of her solely owned restaurant. She stated that the industry is her passion and loves the city. Her restaurant will be a speakeasy that will have all the missing menu items all other restaurants in town are missing. The outdoor area will be used for customers to host gatherings but is open to all customers. The target open date is December 1, 2023 or January 12, 2024.

Chair Keldorf closed public communications.

MOTION: Receive and file the Community Development Director's approval of Revision A to Environmental Assessment No. EA-747 and Administrative Use Permit No. AUP 07-04.

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

City Attorney Joaquin Vazquez informed Planning Commission that CCB emails are getting stuck in barracuda and IT is working to resolve this issue.

L. Planning Commissioners' Comments

None.

M. Adjournment—the meeting adjourned at 6:10pm.

The next meeting is scheduled for November 9, 2023 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair