



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

**May 23, 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 Newman  
Present: Commissioner Inga  
Absent: Chair Keldorf  
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**

None.

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

None.

**F. Consent Calendar**

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

- May 9, 2023

**MOTION:** Approve the minutes.

**Moved by Commissioner Newman, second by Commissioner Inga.  
Motion carried, 3-0, by the following vote:**

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

**2. Alcohol Service at Blossom Ramen.**

- Vice Chair Hoeschler pulled consent item F.2: Alcohol Service at Blossom Ramen. Dais provided consensus.
- Commissioner Newman disclosed that her property is over 500-feet away from the job site and her decision on the item will not “materially impact” or influence her.

Planning Technician, Jazmin Farias, presented a brief presentation regarding the request to allow the sale of beer and wine for consumption on the premises (Type 41 ABC License) at an existing restaurant (Blossom Ramen) located at 130 East Grand Avenue, Unit D. The applicant was present to answer questions.

**Vice Chair Hoeschler opened public communications.**

- Applicant representative, Liliger Damaso, provided a brief description of the restaurant and shared that they take 8-10 hours to create the broth.
- Restaurant Owner, Theo Taishi, shared with the commission what makes his ramen so special and distinct from others. He stated that the restaurant has had a successful year in the city and the late restaurant hours are a hit. He shared that a lot of customers inquired if the restaurant offered alcohol service and for this reason, he decided to apply for the AUP. He is looking forward to expanding their menu.

**Vice Chair Hoeschler closed public communications.**

**MOTION:** Receive and file the Community Development Director’s approval of Environmental Assessment No. EA-1363 and Administrative Use Permit No. AUP 24-02.

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

**G. Continued Business—Public Hearing**

None.

**H. New Public Hearings**

- 3. Presentation and Second, One-Year Time Extension to Vesting  
Tentative Parcel Map No. 83129 Located at 650-700 N. Pacific Coast**

### **Highway and 737 Carl Jacobson Way.**

Assistant Planner, Maria Baldenegro, presented the staff report regarding a second, one-year time extension to Vesting Tentative Parcel Map No. 83129 involving the consolidation of seven parcels into one single lot for property located at 650 – 700 North Pacific Coast Highway and 737 Carl Jacobson Way. The applicant was present to answer questions.

- Vice Chair Hoeschler inquired about the extension process and how many more can be approved. Planning Manager, Eduardo Schonborn, stated that when the project is approved the map is approved for 2 years, and within those two years the applicant needs to file the final map which comes before City Council to ensure all the requirements that were imposed have been completed, and then it gets recorded. Our code and state subdivision map act allows for extensions to be granted; specifically, our code allows up to five, one-year extensions. The entitlements tied to the project will continue to be valid if the map gets extended and redevelopment can't occur until the final map gets recorded.

### **Vice Chair Hoeschler opened public communications.**

- Applicant representative, Spencer B. Kallick, shared that property owners are seeking a second extension as the applicant's team needs more time to figure out what the best way to move forward is due to market conditions. He added that the final map cannot be recorded yet as there is handful of conditions that deal with access and fire that needed to be completed before the final map is recorded. With an understanding of where the market is now they don't have the ability to do this.
- Commissioner Newman inquired what would occur in a perfect world; would the construction move forward as originally approved? It is Spencer's understanding that the project would proceed as the entitlements show.
- Vice Chair Hoeschler shared his concerns with the south facing wall that is over the strip mall to the south. He advised the applicant that it's a significant mass and it is showing significant deterioration and would like for it to be fixed; especially since no construction will start soon as they are requesting another map extension. Spencer advised that he relay this message to the team. Community Development Director, Michael Allen, advised that the wall in question is on staff's radar as they've received several calls on it. The property owner has hired 24-hour security and it is a work in progress.

### **Chair Hoeschler closed public communications.**

**MOTION:** Adopt Resolution No. 2952, approving a second one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review SPR 20-30.

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

**I. New Business**

None.

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

- Planning Manager, Eduardo Schonborn, shared that Downtown Specific Plan (DTSP) went for a second reading and was approved. The updated DTSP will go into effect June 20, 2024.

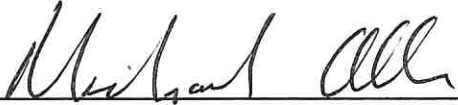
**K. Report from City Attorney's Office**

- City Attorney, Joaquin Vazquez, shared that Redondo Beach SB9 ruling is still pending the courts determination on the application of the decision charters cities as whole. Specifically for El Segundo and the universe of charter cities, his office is going to be presenting to City Council at the next meeting a presentation on the process and framework for what transitions into a charter city would look like.
- Vice Chair Hoeschler inquired if this presentation was requested by council and Joaquin stated that it was.
- Commissioner Newman inquired what the benefits of that would intel. Joaquin briefly stated that charter cities have certain home rule municipal doctrine local control features that charter cities have that other cities do not so they can tailor certain regulations such as how elections are run, work around public contracting limitations under state law, and other land use regulations. He added that there is a lot of litigation as far as what's home rule municipal doctrine and what is otherwise statewide concern but there are a certain limited universe of items that are adjustable that charter cities can do.

**L. Planning Commissioners' Comments**

- Commissioners wished everyone a Happy Memorial Day.

**M. Adjournment**—the meeting adjourned at 6:00pm.  
The next meeting is scheduled for June 13, 2024 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair